



6 Kingfisher House, Dedmere Road, Marlow, Buckinghamshire, SL7 1PG

Asking Price | £365,000

Property Features

- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- GAS CENTRAL HEATING
- PARKING
- WALKING DISTANCE TO HIGH STREET
- NO CHAIN ABOVE
- SMALL DEVELOPMENT OF 6
- EPC - C / COUNCIL TAX - D

Full Description

Welcome to 6 Kingfisher House which is part of a small development of just 6 similar homes. This is a superb opportunity to acquire this delightful ground floor 2 bedroom apartment which enjoys its own private entrance and also patio door access to the communal gardens. The property is situated within a convenient level walk of Marlow high street, Higginson Park and the River Thames and nearby train station. Offering no chain above.

The property offers private entrance, lounge with patio doors, kitchen, 2 bedrooms, bathroom, one parking space and communal visitor spaces, enclosed communal gardens.

Marlow, situated on the banks of the picturesque River Thames, is renowned for its idyllic setting, vibrant community, and bustling high street filled with boutique shops, cozy cafes, and renowned restaurants. It's a haven for foodies, with several Michelin-starred eateries and traditional pubs serving up delicious fare.

Commute with ease to London, as Marlow enjoys excellent transport links, making it an ideal location for professionals working in the city. The property's accessibility to major commuting routes ensures a seamless connection to London and other nearby destinations.

TENURE Leasehold. 125 years from December 1995.

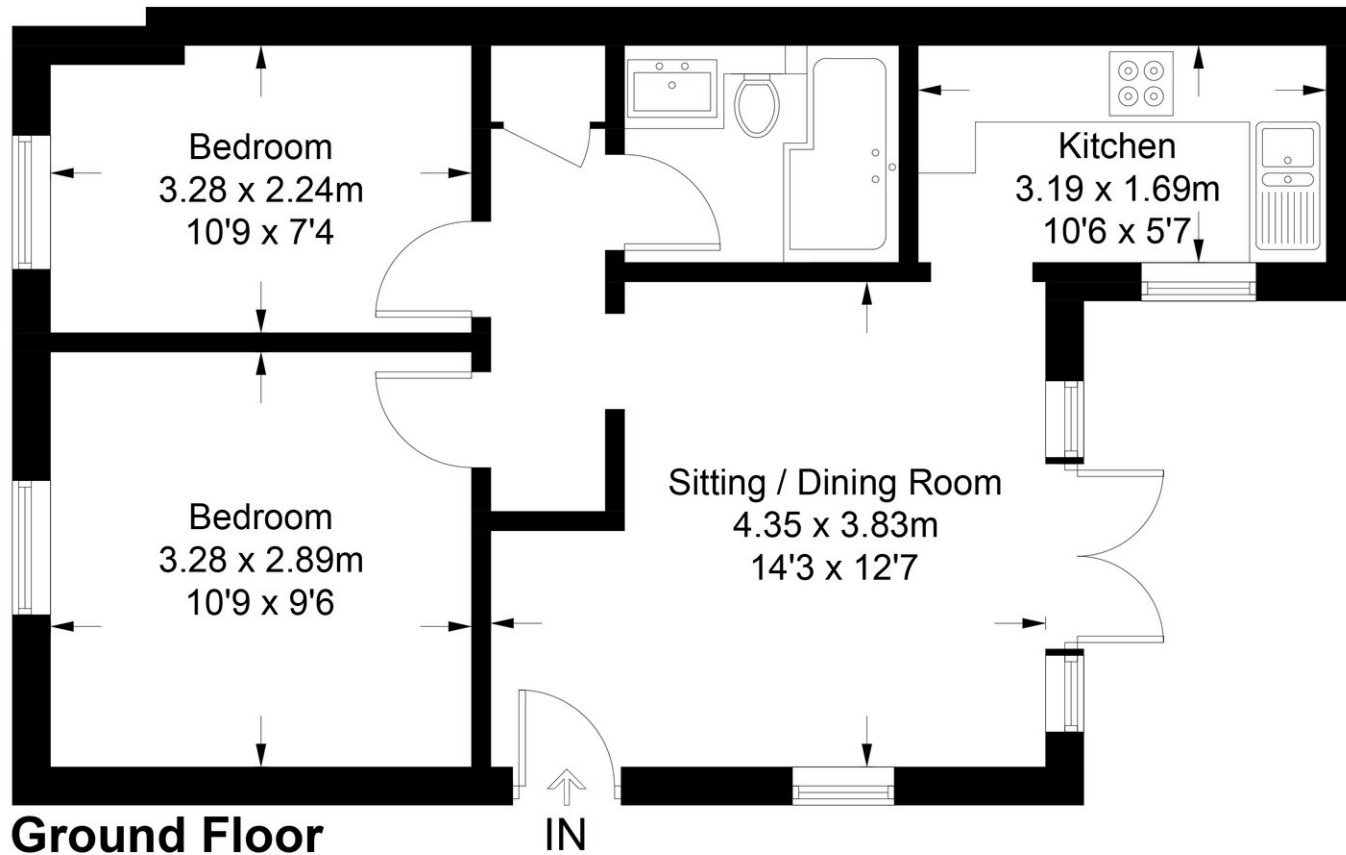
Our clients advise (as of 13.3.24) that the current Service Charge is £904 per annum (including building insurance) and the Ground Rent is £200 per annum.





Dedmere Road

Approximate Gross Internal Area = 48.0 sq m / 517 sq ft



Ground Floor

Floor Plan produced for Kingshills by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements