

61 ST CATHERINE'S HOUSE MARLOW



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SURVEYORS **PIKE & SMITH** VALUERS
KEMP
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61 ST. CATHERINE'S HOUSE, WETHERED PARK, MARLOW SL7 2BJ

61 St Catherine's House is a well appointed two bedroom top floor apartment situated within the prestigious gated development of Wethered Park, pedestrian access through to Portland Alley onto West Street or through the main gates onto Pound Lane. This spacious apartment offers both an excellent location and well proportioned space with the use of private grounds. The gated and secure nature of the property lends itself well for the perfect "Lock up and Leave". The property is a short level walk off Marlow High Street and the River Thames. Marlow town centre has a wide range of boutique shops, bars, deli's, restaurants and leisure facilities and the nearby Higginson Park. There is also a train station linking (via Maidenhead) London Paddington and the newly opened Elizabeth line (direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf) and both the M4 and M40 motorways are easily accessible via the A404 Marlow Bypass.

**RECEPTION HALL : SECURE ENTRY
FULLY FITTED KITCHEN / DINING ROOM
SPACIOUS SITTING ROOM
MAIN DOUBLE BEDROOM WITH FITTED WARDROBES & ENSUITE SHOWER ROOM
SECOND DOUBLE BEDROOM WITH ENSUITE SHOWER ROOM
GUEST CLOAKROOM WITH WC & WASH HAND BASIN
GATED ENTRANCE : COMMUNAL GROUNDS
PARKING & VISITOR PARKING : LIFT
EPC : C COUNCIL TAX BAND : F**

GUIDE PRICE: £699,000 LEASEHOLD / SHARE OF FREEHOLD



PIKE SMITH & KEMP
Lower Road, Cookham
Berkshire, SL6 9EH

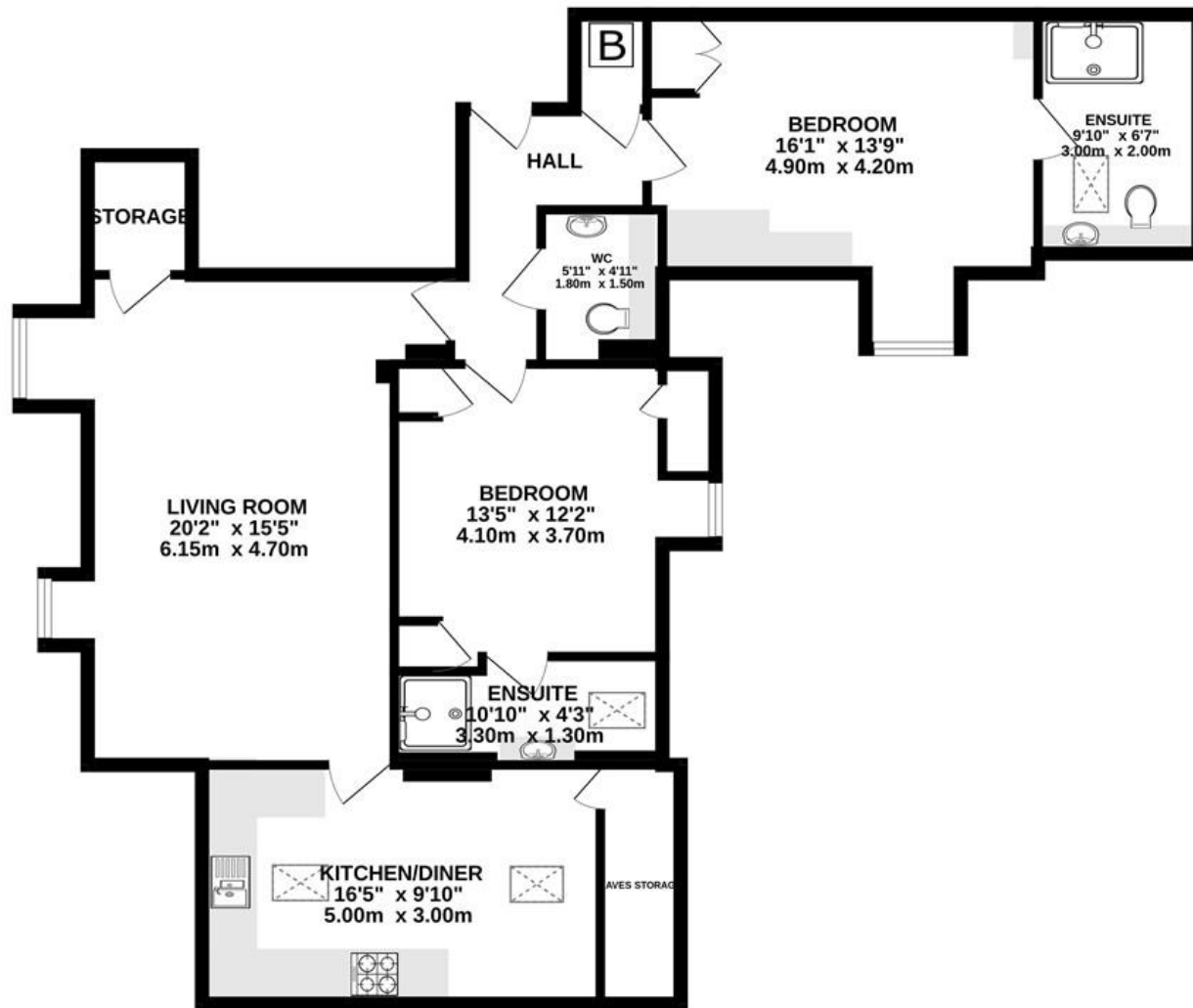
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1029 sq.ft. (95.6 sq.m.) approx.

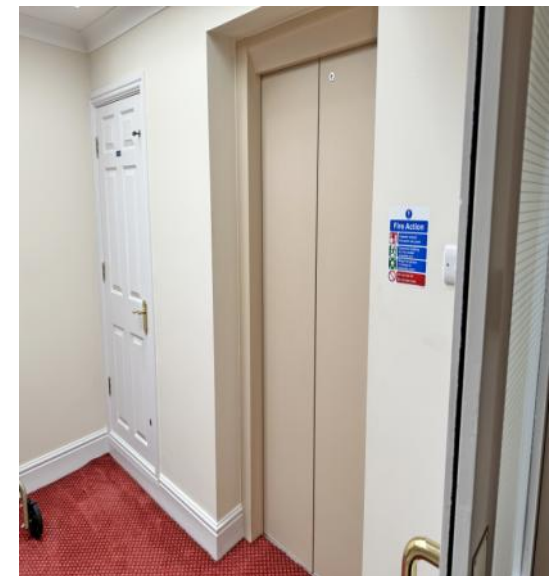


TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Service Charges : £2658 bi-annually





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Directions: Come off the Marlow Junction of the A404. Drive through Bisham toward the River Thames. Cross the bridge and take the first turning on your left onto Pound Lane. At the second mini roundabout turn right into Wethered Park and there will be gates that will open inward into the Estate, then turn right, St Catherine's House is the second block on the left hand side.