



TO LET

Laurance Court, Marlow
£1,595 pcm + security deposit

**Extremely spacious one bedroom apartment -
furnished - walk to Marlow town centre**

- **Spacious apartment**
- **New kitchen fitted Aug 24**
- **Walk to the town**
- **Single garage with parking**
- **Study area**
- **Gas Central Heating**
- **Double glazed**
- **Fully furnished**
- **One large double bedroom**
- **Bathroom with bath & shower over**



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security deposit

Laurance Court,
Dean Street,
Marlow
SL7 3BW

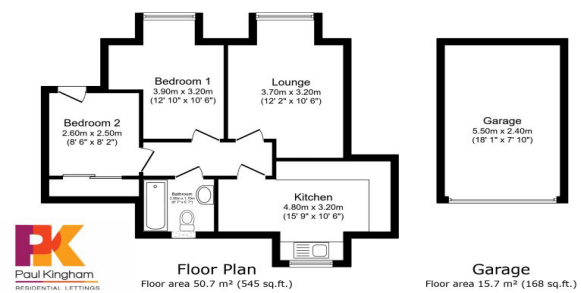
>> Key Features

- Spacious apartment
- New kitchen fitted Aug 24
- Walk to the town
- Single garage with parking
- Gas Central Heating
- Double glazed
- Fully furnished
- One large double bedroom
- Study area
- Bathroom with bath & shower over

This extremely spacious top floor apartment just a short walk to Marlow town centre comes to the market on a fully furnished basis and is available mid January 2025. Situated in an established and quiet development, the accommodation comprises large entrance hall/study area with built in cupboards and entry phone system, large living room with good natural light, newly fitted kitchen with built in appliances, large double bedroom, bathroom with bath and shower over. Double glazing. Gas central heating. Single garage with parking inside. Energy efficiency rating grade D. Council tax band D (Buckinghamshire County Council). Managed by the agent, an ARLA Propertymark member with full client money protection. Strictly non-smoking accommodation. Sorry no pets allowed and not suitable for children.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





TOTAL: 66.3 m² (714 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), coverage and orientations are approximate. It is not intended to constitute any offer of a contract and is not binding in any way. It is intended to provide a general overview of the property and is not intended to be used as a basis for any legal proceedings.

Directions



Certificate Number : 0190-2780-6158-2772-9265

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0190-2780-6158-2772-9265>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.