



14 THE COURTYARD, MARLOW
PRICE: £380,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**14 THE COURTYARD
VICTORIA ROAD
MARLOW
BUCKS SL7 1GR**

PRICE: £380,000 SHARE OF FREEHOLD

A conveniently located close to the Doctors surgery within a few minutes level walk of Marlow High Street, a spacious and well designed one bedroom first floor apartment with private balcony and an allocated parking space.

**COMMUNAL GARDENS:
DOUBLE BEDROOM WITH WARDROBE:
ENSUITE SHOWER ROOM:
CLOAKROOM: FITTED KITCHEN:
LOUNGE/DINING ROOM WITH
BALCONY: GAS CENTRAL HEATING:
DOUBLE GLAZING: ALLOCATED AND
VISITOR CAR PARKING.**

TO BE SOLD: This well planned and presented one bedroom first floor apartment must be viewed to be appreciated and occupies a splendid location close to the Doctors surgery off Victoria Road. The property includes a large reception room, bedroom with en suite shower room, fitted kitchen and allocated parking with well maintained communal gardens. The Courtyard is situated within level walking distance of Marlow High Street. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington (Elizabeth Line). The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Communal hallway with security phone and stairs to

FIRST FLOOR

ENTRANCE HALL with security entry phone and access to loft space with retractable aluminium ladder, boarded with additional hanging rails.



LOUNGE/DINING ROOM an excellent room with double glazed French doors opening to



SOUTH FACING BALCONY two radiators, coved ceiling, television aerial points.



FITTED KITCHEN with a range of maple fronted wall and base level units with single drainer stainless steel sink unit, stainless steel four ring gas hob with cooker hood over and stainless steel oven below, tiled floor, space fop fridge/freezer, radiator, tiled walls, Maxol gas fired boiler for gas central heating and domestic hot water, extractor fan, space and plumbing for washer/dryer and slimline dishwasher.



BEDROOM with double glazed French doors with fixed balustrade, radiator, built in wardrobe, television aerial point and door to:



EN SUITE SHOWER ROOM with full sized shower cubicle with Aqualisa shower unit, tiled walls, radiator, low level w.c., pedestal wash hand basin, shaver socket, extractor fan, window.

CLOAKROOM with low level w.c., pedestal wash hand basin, shaver socket, tiled walls, extractor fan, radiator, built in airing cupboard housing pre lagged hot water tank with slatted shelf space.



OUTSIDE

There is one allocated parking space to the front of the development. To the rear is a landscaped communal

garden with winding pathways, pleasant sitting areas and good sized lawn.



TENURE: SHARE OF FREEHOLD.

The property has an original 999 year lease from 1999 and an annual ground rent of £200. The maintenance charge for 01/9/23 to 29/2/24 is estimated at £943.75.

**M18540124 EPC BAND: TBC
COUNCIL TAX BAND D.**

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: Using **SL7 1GR**, turn into the car park of the Doctors Surgery. Proceed round to the right where the entrance to The Courtyard is on the left. No 14 is at first floor and nearest the entrance.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release.

They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk www.attfieldjamesfinancialmanagement.co.uk

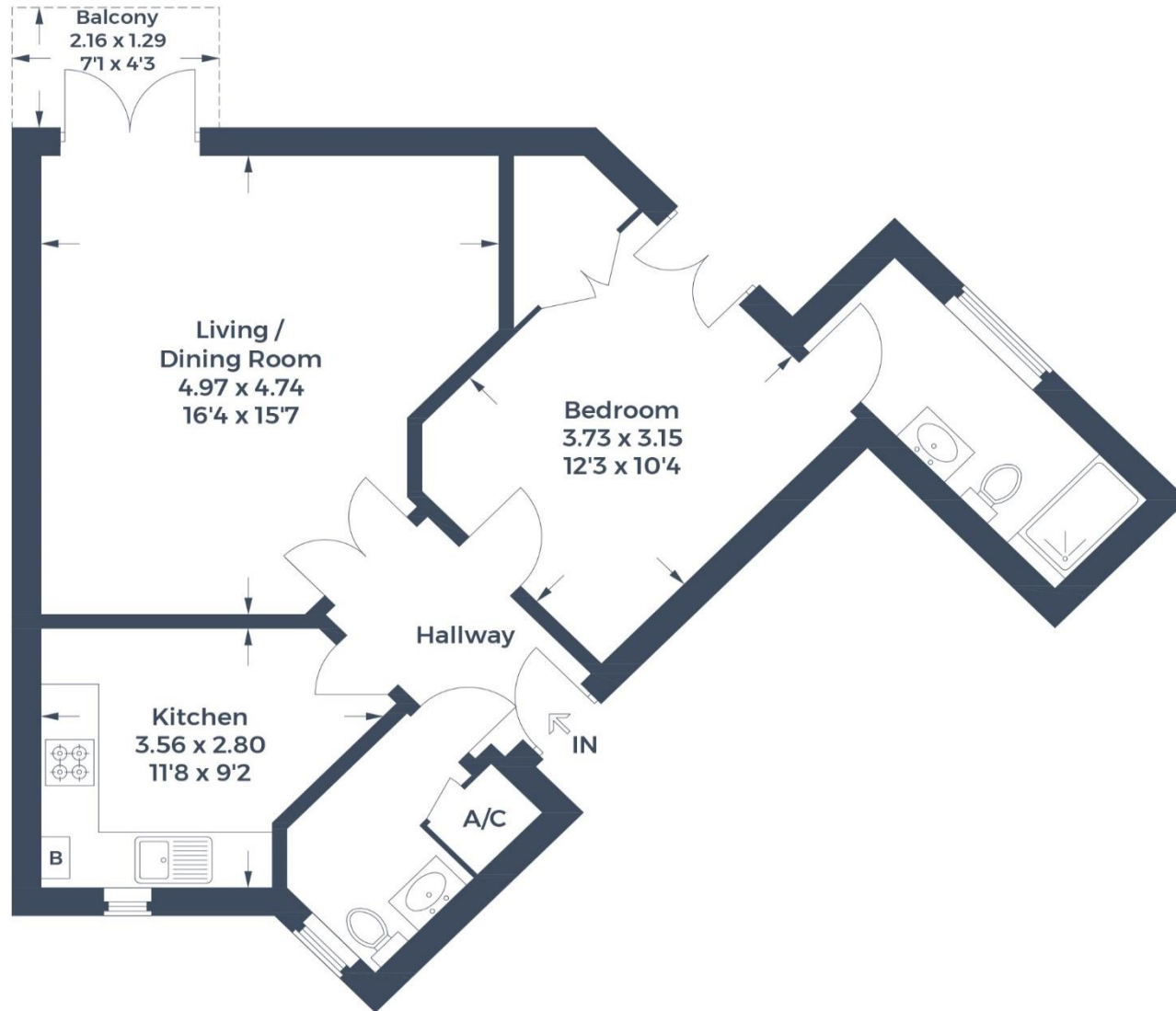
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
57.6 sq m / 620 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.