



1 EASTWOOD COURT, MARLOW
PRICE: £280,000 LEASEHOLD

am ANDREW
MILSOM

**1 EASTWOOD COURT
MARLOW
BUCKS SL7 1JG**

PRICE £280,000 LEASEHOLD

This well presented two bedroom ground floor apartment enjoys light and airy accommodation located within a mile of Marlow town centre and is ideal for first time buyers as well as investors.

**COMMUNAL GARDENS:
TWO GOOD SIZE BEDROOMS:
BATHROOM WITH WHITE SUITE:
14'8 LIVING ROOM WITH GARDEN
OUTLOOK: KITCHEN/BREAKFAST
ROOM WITH APPLIANCES: DOUBLE
GLAZING: GAS CENTRAL HEATING:
NEARBY REGULATED RESIDENTS
PARKING.**

TO BE SOLD: A light and airy two bedroom ground floor apartment located in a convenient residential area for easy access to the M4 & M40 motorways as well as being just a mile from Marlow High Street. An internal inspection will reveal a light and well planned apartment with well presented accommodation accessed via a secure entry phone. The properties of Eastwood Court are set in pleasant south facing communal gardens. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow has a railway station with trains to London Paddington, via Maidenhead. The M4 and M40 motorways are easily accessible at Maidenhead (Junction 8/9) and Handy Cross (Junction 4) respectively. The accommodation is set over one floor and comprises:

COMMUNAL FRONT DOOR: with security entrance system leading to hallway with stairs to upper floors and private front door to:

ENTRANCE HALL: two built in cupboards providing ample storage, wood effect tiled floor and doors to:



LIVING ROOM: 14'8 x 11'10 (4.47 x 3.61m) with double glazed picture window and sliding door opening to patio and the communal gardens, radiator, television point, door to living room.



KITCHEN/BREAKFAST ROOM: 11'10 x 8'8 (3.61 x 2.64m) with laminated work surfaces with single drainer stainless steel sink unit, Lamona integrated dishwasher, Bosch stainless steel four plate gas hob with stainless steel cooker hood over and Bosch oven under, cupboard housing the Worcester combination boiler, range of floor and wall mounted units, built in fridge and freezer, vinyl flooring, space and plumbing for washing machine.



BEDROOM ONE: 12'6 x 9'5 (3.81 x 2.87m) with double glazed window, radiator.



BEDROOM TWO: 9'6 x 6'11 (2.90 x 2.11m) with double glazed window, radiator.



BATHROOM: with white suite of panelled bath with spray screen and separate shower over, tiled splash backs, low level w.c., pedestal wash hand basin, radiator, double glazed frosted window, vinyl floor.

OUTSIDE:

There are pleasant south facing communal gardens surrounding the development whilst No 1 has the use of the patio outside the living room.

There are **RESIDENTS PARKING SPACES** which are permitted at no charge



TENURE: The property is held on a 167 year lease from 7th January 2014. So has an unexpired term of 158 years. There is a ground rent of £250 (£125 per half year) and an annual maintenance charge of £2,262.86 which is paid half yearly



M27740723

EPC BAND: C

COUNCIL TAX BAND C

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow High Street office proceed to the top of the High Street and turn right at the obelisk roundabout. Continue over the mini roundabout to the next roundabout. Turn right into Wiltshire Road. Eastwood Court is the first turning immediately on the right hand.

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 and furnishings.

*Even if you are not buying or selling through us, **Attfield James Independent Financial Advisers** can guide you through the mortgage maze (there are over 4,000 schemes on the market). They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.*

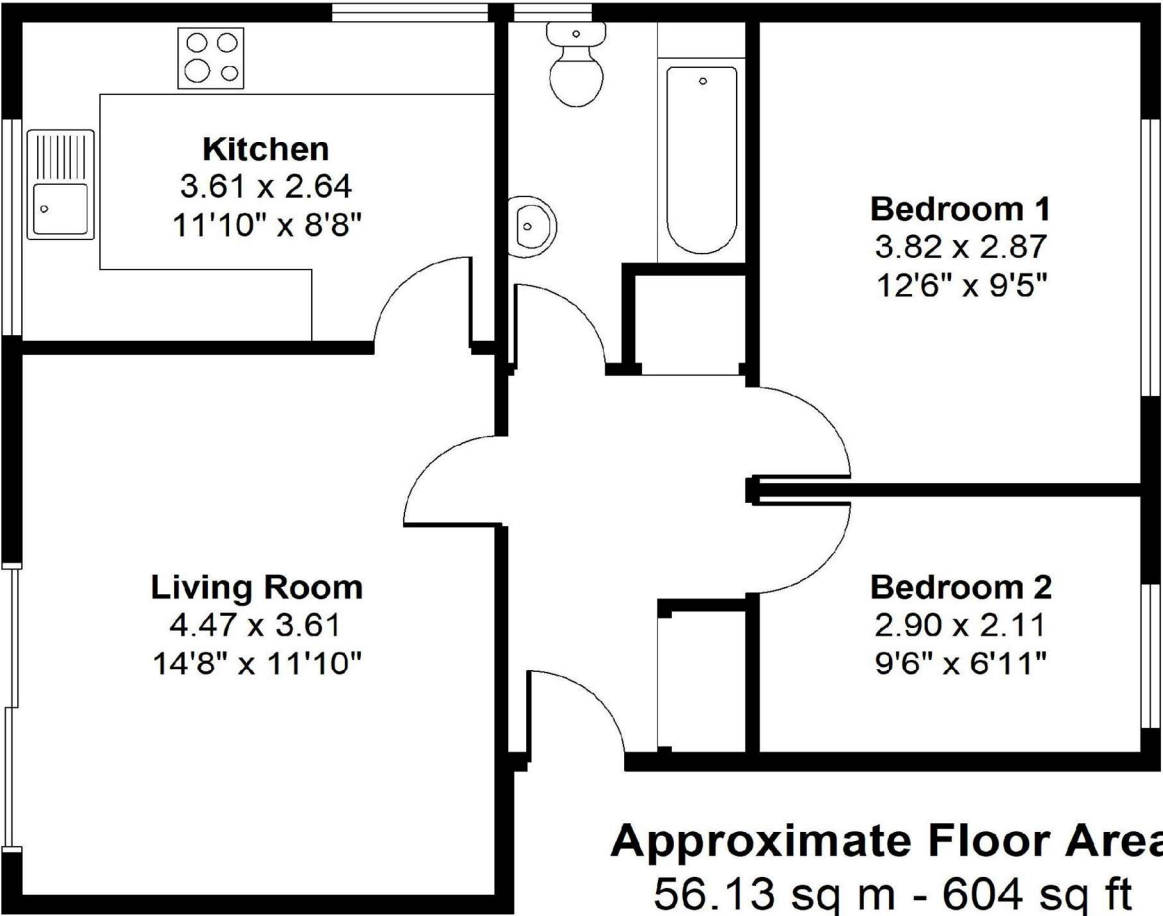
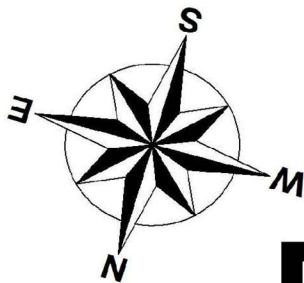
Your home is at risk if you do not maintain mortgage payments or a loan secured on it

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

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE

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Approximate Floor Area
56.13 sq m - 604 sq ft
(Gross Internal)