



3 ORAM COURT, MARLOW
PRICE: £350,000 LEASEHOLD

am ANDREW
MILSON

**3 ORAM COURT
DEAN STREET
MARLOW
BUCKS SL7 3AP**

PRICE: £350,000 LEASEHOLD

A well-presented two bedroom modern ground floor retirement apartment conveniently situated within level walking distance of Marlow High Street.

**WELL KEPT COMMUNAL GARDENS:
TWO BEDROOMS: SHOWER ROOM:
LIVING ROOM: FITTED KITCHEN:
DOUBLE GLAZED WINDOWS:
ELECTRIC HEATING: PARKING:
RESIDENTS LOUNGE.**

TO BE SOLD: a two bedroom ground floor apartment forming part of this popular retirement block built by Messrs Laing Homes. This property benefits from a living room with double glazed French doors leading on to the communal gardens, a well-equipped modern kitchen, refitted shower room, double glazed windows throughout and two bedrooms. The apartments have been designed with ease and economy of maintenance in mind including cavity insulation, economy seven electric heating and double glazing with a communal residents day room and a house manager who supervises the running of the development and Care Line assistance in an emergency. Occupancy is restricted to those over 60 years old. Marlow has an excellent range of shopping, sporting and social facilities including library, day centre and the River. Marlow also has a railway station with trains to London Paddington, via Maidenhead which will connect to Crossrail in 2018 and the M4 and M40

motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The apartments are approached by a communal front door with video entry phone system leading to a large **DAY ROOM** with ample seating overlooking the landscaped gardens and with a door to a passage leading to the private front door to

ENTRANCE HALL with front door, storage heater, airing cupboard housing hot water cylinder with peak and off peak immersions.



BEDROOM ONE: with electric wall heater, double glazed window with view over Gardens, double wardrobe.



SHOWER ROOM with large tiled and glazed shower cubicle with thermostatic control, pedestal basin, low level w.c., vinyl floor, tiled walls, extractor fan, wall heater, recess spot lighting, two heated towel rails.

BEDROOM TWO: electric wall heater, single cupboard.



LIVING ROOM: with double glazed patio doors to Garden, electric coal effect fire with Adam style mantel and stone hearth, storage heater, secure entry telephone and door to



FITTED KITCHEN: with range of wood fronted wall and base units with one and a half stainless steel sinks, single drainer and mixer tap, wood edged working surfaces, Neff four ring ceramic hob with double oven under and cooker hood over, built in fridge and freezer, space for small table, Zanussi fitted washing machine, tiled wall surrounds, pelmet lighting, recess spot lighting.

OUTSIDE

TO THE FRONT there is a tarmac forecourt providing ample car parking and a bin storage area.

TO THE REAR there are neatly maintained communal gardens mainly paved with a private pedestrian access to Klondyke, which provides easy access to the top of the High Street.



This flat has direct access to a secluded Garden with a North and West aspect. There is a private patio area leading, via pathways, to the Communal Areas which are lawn, lit and interspersed with a variety of trees and shrubs.

TENURE: The apartment is held on a 125 year lease from the year 2000 with a current ground rent charge of £177 per half year. The service charge amount from March 2023 to October 2023 was £2,368.80 which includes the maintenance of the communal areas, buildings insurance and a house manager.

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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 High Street Marlow office proceed to the Obelisk roundabout and turn right into Spittal Street and then turn left into Dean Street and proceed for approximately 100 yards where the entrance to Oram Court can be found on the left hand side.

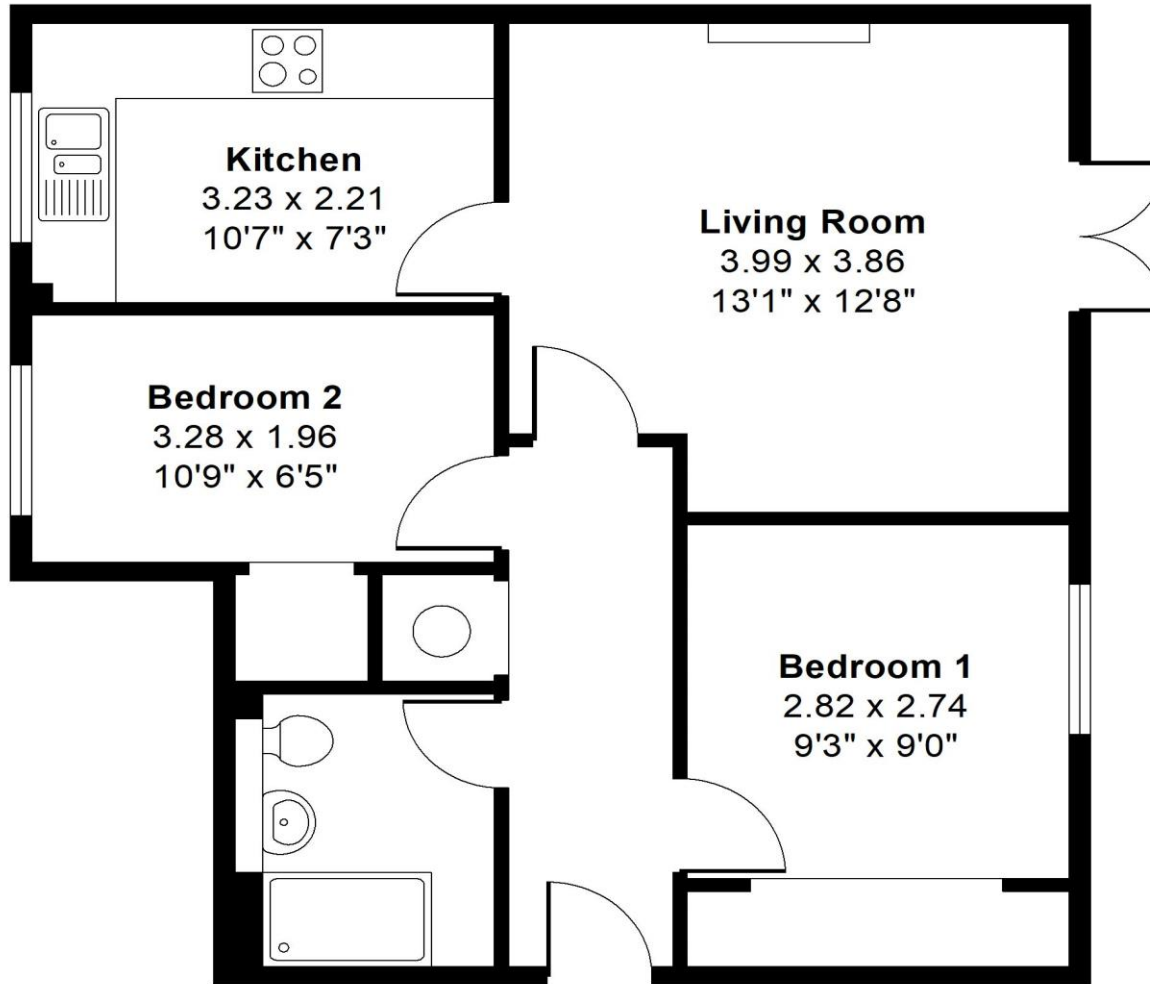
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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
51.04 sq m - 549 sq ft
(Gross Internal)