



8 THE COURTYARD, MARLOW
PRICE: £410,000 SHARE OF FREEHOLD

am ANDREW
MILSON

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

PRICE: £410,000 SHARE OF FREEHOLD

This attractive first floor apartment enjoys a fine position tucked away in the town centre with views across adjoining allotments, yet within walking distance of all amenities

**COMMUNAL GARDENS:
MAIN BEDROOM BALCONY & EN SUITE
SHOWER ROOM:
SECOND DOUBLE BEDROOM: BATHROOM:
SITTING ROOM WITH JULIETTE BALCONY:
KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
TWO ALLOCATED CAR PARKING SPACES.**

TO BE SOLD: Forming part of this popular and conveniently situated development built in 2000, a well planned two bedroom first floor apartment with views over the communal gardens and allotments beyond. The Courtyard is within easy level walking distance of all amenities including day centre, library, Marlow High Street with an excellent range of shopping, sporting and social facilities as well as the River Thames and the Thames Path. Marlow railway station is also within a short level walk with train service to Paddington, via Maidenhead, which will connect to Crossrail in the autumn. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation is arranged as follows:

COVERED ENTRANCE PORCH part glazed front door with to

ENTRANCE HALL with radiator, access to loft, airing cupboard with the Heatrae Sadia pressurised water tank, double doors open to



DUAL ASPECT LIVING ROOM: with television aerial point, two radiators, telephone point, double glazed doors inward opening with **JULIETTE BALCONY** with an outlook over the Communal Garden areas.



KITCHEN: with laminated work surface with single drainer sink unit, space and plumbing for washing machine and dishwasher, stainless steel oven with four plate gas hob and integrated cooker hood over, tiled splash backs, ample wall cupboards, concealed

central heating boiler, integrated fridge and freezer, two windows overlooking the Communal Garden area, tiled flooring, radiator.



BEDROOM ONE: with double glazed doors to balcony where there are views over the allotments, double wardrobe, radiator

EN SUITE SHOWER ROOM with fully tiled shower cubicle, pedestal wash basin, low level w.c., tiled splash backs, window, radiator.



BEDROOM TWO: with double glazed window overlooking the allotments, radiator.

BATHROOM with panel enclosed bath with shower attachment, pedestal wash basin, low level w.c., tiled splash back, extractor fan.

M43280324 **EPC BAND: C.**
COUNCIL TAX BAND:D.

OUTSIDE



TWO ALLOCATED CAR PARKING SPACES.

There is gated access to **COMMUNAL GARDENS** laid mainly to lawn with trees and shrubs. Beside this pedestrian gate opens to the **COURTYARD GARDEN** again laid mainly to lawn with paths, seating area, shrubs and trees, providing a lovely setting for the apartments.

TENURE: the apartments were originally held on a 999 year lease from 2000.

MAINTENANCE: is currently £850.00 per half year including buildings insurance. Apartment 8 is sold with the benefit with a **SHARE OF THE FREEHOLD.**

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.



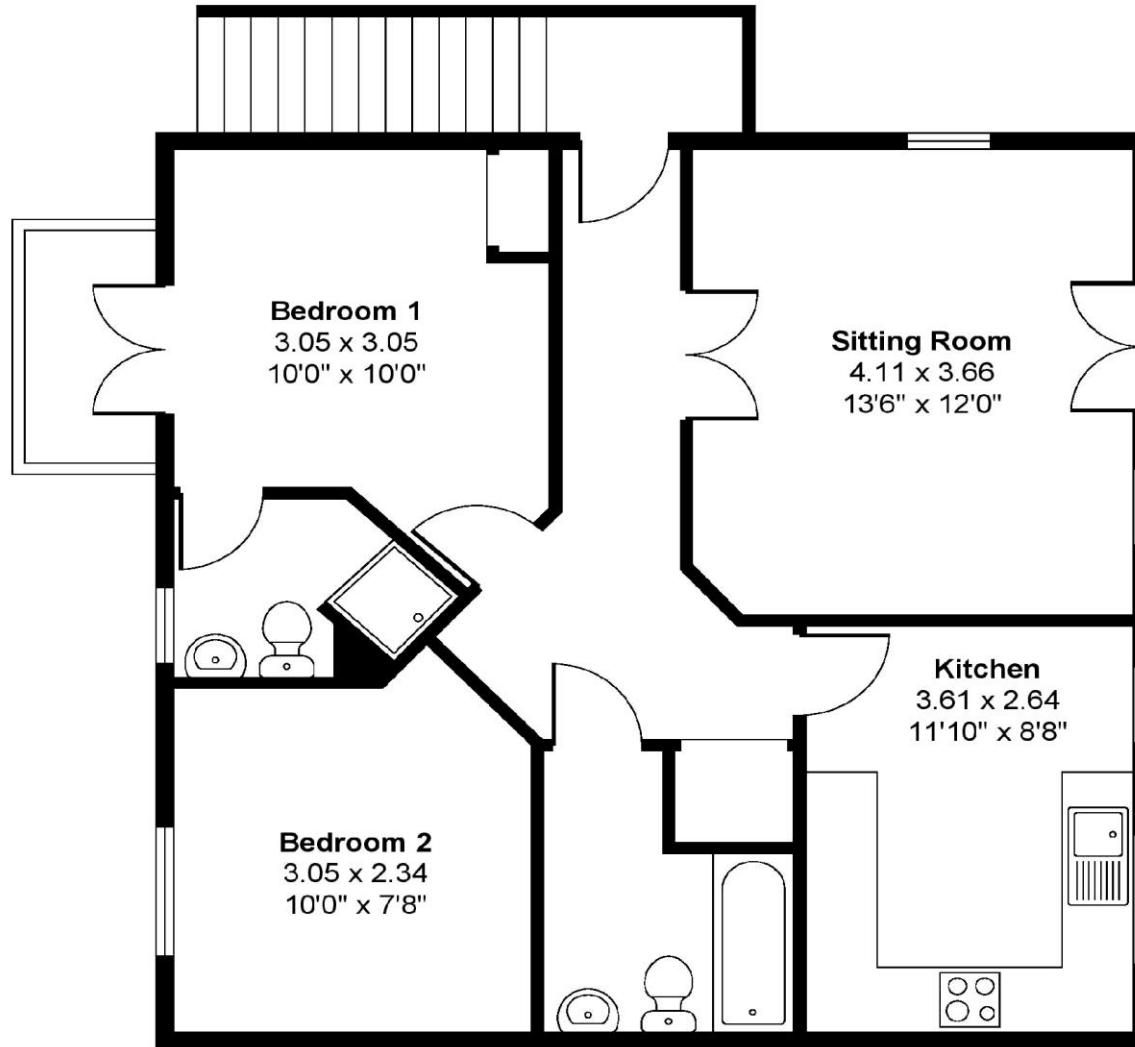
DIRECTIONS: entering Marlow over the River Bridge, turn right at the mini roundabouts into Station Road and then second left into Glade Road. After a couple of hundred yards, turn right into Victoria Road and then left into the Doctors House car parking area which follow round to the right where The Courtyard will be seen on your left hand side. The allocated car parking spaces will be seen at the end, facing you.

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.

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 Floor Area
65.61 sq m - 706 sq ft
(Gross Internal)