



**23 TRINITY COURT, MARLOW**  
**PRICE: £285,000 LEASEHOLD**

**am** ANDREW  
MILSOM



**23 TRINITY COURT  
WETHERED ROAD  
MARLOW  
BUCKS SL7 3TZ**

**PRICE: £285,000 LEASEHOLD**

A well presented and fitted modern first floor apartment with a southerly outlook across the communal gardens in this popular development for the over 55's benefitting from a new lease with peppercorn ground rent.

**COMMUNAL GARDENS:  
TWO BEDROOMS: REFITTED SHOWER  
ROOM: LARGE LIVING ROOM:  
REFITTED KITCHEN:  
REPLACED ELECTRIC HEATING:  
DOUBLE GLAZING: PARKING:  
LIFT TO ALL FLOORS: LONG LEASE:  
NO ONWARD CHAIN.**

**TO BE SOLD:** this light and airy first floor apartment enjoys an enviable position with a fine outlook over the neatly maintain communal grounds of this popular block. Marlow High Street with its excellent range of shopping, sporting and social facilities is within level walking distance as is the library, doctor's surgery and bus service to neighbouring towns. Marlow has a railway station with train service to Paddington, via Maidenhead. The M4 and M40 are accessible, via the Marlow bypass, at Maidenhead and High Wycombe respectively. There is ample residents and visitor car parking and other features include the benefit of a house manager and emergency care and there are communal facilities including guest bedroom, laundry room and day rooms ensuring a convivial and social atmosphere for the residents. From the car parking area a path leads to the communal front door with security lighting and entry phone system opening to;

**COMMUNAL RECEPTION HALL** with lift and stairs leading to the **FIRST FLOOR LANDING** where 23 has a private, solid, front door opening to

**ENTRANCE HALL** with new electric radiator, storage cupboard with fuse board, airing cupboard with pre lagged hot water tank fitted with twin immersion heaters.



**LIVING ROOM:** an irregular shaped room with electric radiator, three wall light point, ornamental fire surround, television aerial point, fine southerly outlook across the communal grounds.



**REFITTED KITCHEN:** with laminated work surface with single drainer stainless steel sink unit and drawers and cupboards unity, Bosch microwave oven with separate hob, stainless steel cooker hood, ample fitted wall cupboards, tiled splash backs, appliance space.



**BEDROOM ONE:** with electric radiator, television aerial point, triple built in wardrobes with storage cupboards over, two wall light points, double glazed windows overlooking communal garden.



**BEDROOM TWO:** Double glazed windows overlooking communal garden



**REFITTED SHOWER ROOM** with low level w.c., pedestal wash basin, tiled and glazed, shower cubicle with thermostatic control, Airflow extractor fan, Dimplex down heater, tiled splash backs, electric towel rail radiator.

## OUTSIDE



Trinity Court enjoys attractive south facing communal grounds which are overlooked by Apartment 23. The grounds are well enclosed and screened by hedgerow and locked gates with pathways and seating areas.



To the front there is ample visitor and resident's car parking areas, bin storage and laundry courtyard.

**TENURE:** 152 years remaining on the lease  
**NO GROUND RENT PAYABLE**

In order to ensure the quality of the development and environment, there is a **SERVICE CHARGE** which includes the employment of the Resident's Manager, lighting and cleaning of common parts, buildings insurance, external decoration, window cleaning and general maintenance of the common parts. The amount from March 2023 to August 2023 was £1,704.02 and September 2023 to February 2024 has been paid at £2,021.73

**M38070124**

**EPC BAND: TBC**

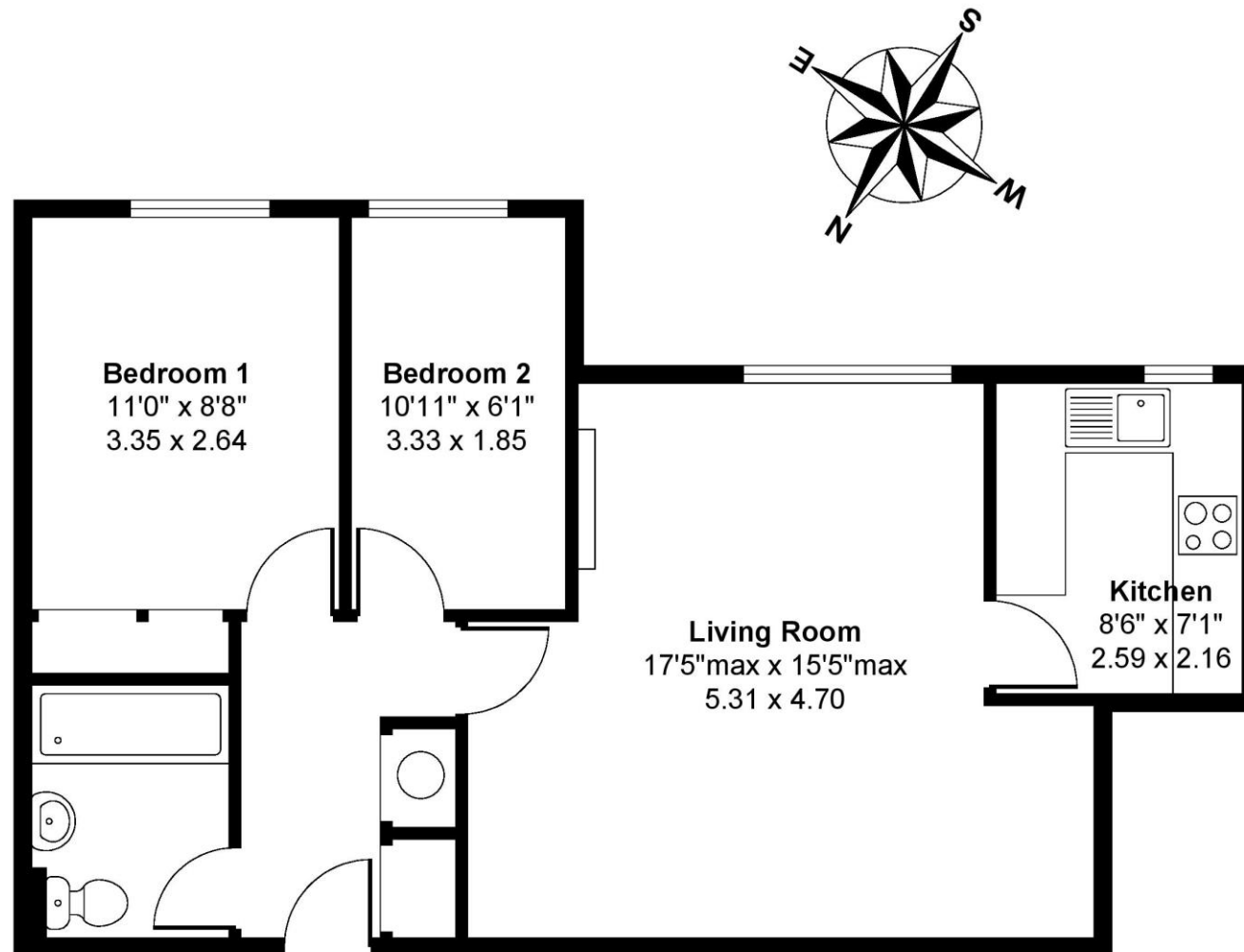
**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you on your inspection.

**DIRECTIONS:** from our Marlow office turn right at the top of the High Street into Spittal Street and then left at the next mini roundabout into Dean Street. Take the second right into Wethered Road where Trinity Court will be seen straight ahead of you on the apex of the right hand bend.

**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 and furnishings.

NOT TO SCALE

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**Floor Area**  
Approx 578 sq ft - 53.66 sq m  
(Gross Internal)