



**15 DENTON COURT, MARLOW**  
**PRICE: £375,000 LEASEHOLD**

**am** ANDREW  
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**15 DENTON COURT  
BOBMORE LANE  
MARLOW  
BUCKS SL7 1GW**

**PRICE: £375,000 LEASEHOLD**

A well-presented and conveniently situated two double bedroom ground floor apartment in a sought after development built early in the 1990's within a level walk of the town centre.

**COMMUNAL GARDENS:  
TWO BEDROOMS:  
22FT LOUNGE/DINING ROOM:  
REFITTED BATHROOM:  
FITTED KITCHEN WITH APPLIANCES:  
WOODEN FLOORING: ELECTRIC  
HEATING: DOUBLE GLAZING:  
ALLOCATED AND VISITORS PARKING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** this well planned two bedroom ground floor apartment has recently been redecorated, has a modern bathroom suite and is being sold with no onward chain. Ideal as a first time or an investment purchase this impressive home is recommended for an internal viewing. The spacious accommodation includes a lounge/dining room with patio doors opening onto the communal grounds which, in turn, adjoin the Great Marlow School playing fields. The Railway Station and High Street is about half a mile with an excellent range of shopping, sporting and social facilities. Trains serve Paddington via Maidenhead's Elizabeth line. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation is arranged as follows:

**COVERED ENTRANCE** with outside light, stone step and composite front door to

**ENTRANCE HALL** with wooden floor, night storage heater, airing cupboard with hot water cylinder with immersion heater and pressurised cistern, storage cupboard above.



**BEDROOM ONE** 11'2 x 11'1 (3.41 x 3.38m) with wooden floor, slim line wall heater.



**BEDROOM TWO** 10'4 x 8'1 (3.15 x 2.46m) slim line wall heater, wooden floor.



**BATHROOM** refitted with white suite of P shaped bath with shower screens, separate shower unit, mixer tap, tiled wall surrounds, wash basin, w.c. set in vanity cupboards, tiled floor, heated towel rail, extractor fan.



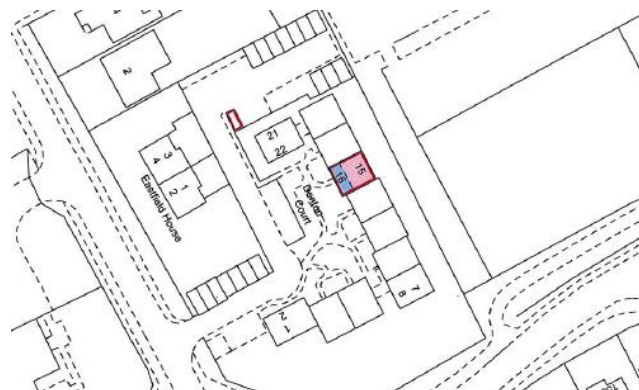
**KITCHEN** 9'1 x 8'1 (2.76 x 2.46m) with oak fronted wall and base units, working surfaces, four ring Beko electric hob with oven under and cooker hood over, slim line Hotpoint dishwasher, Indesit washing machine, Logik fridge freezer, wooden floor, tiled wall surrounds, single drainer stainless steel sink unit, extractor fan and serving hatch to



**LOUNGE/DINING ROOM** 22'11 x 10'8 (6.98 x 3.25m) narrowing to 7'7 (2.31m) with two night storage heaters, wooden floor, double glazed double patio doors, double glazed windows overlooking the communal gardens, television aerial point, fitted shelves and cupboard.

## **OUTSIDE**

**THE GARDENS** 15 Denton Court is situated in attractive communal gardens and grounds laid to lawn with winding pathways, well stocked and brick edged shrub borders. There is also a meter box and bin store.



**ONE ALLOCATED PARKING SPACE** and choice of visitor parking nearby.

**TO THE REAR** of the property is a small patio area accessed from the Lounge/Dining Room and gardens that back onto Great Marlow School.

**TENURE:** the property is held on a 999 year lease from Dec 25<sup>th</sup> 1990 and has 966 years remaining.

**MAINTENANCE CHARGE** £1200 per annum

**M47501223**            **EPC BAND: D**  
**COUNCIL TAX BAND: D**

**VIEWING:** Please contact our Marlow office  
[homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** using the postcode **SL7 1GW** Denton Court can be found on the corner of Bobmore Lane and Little Marlow Road with number 15 being in the middle of the block as you drive in.

**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**

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.  
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