



bonners & babingtons

Trinity Court  
Marlow

**Trinity Court  
Marlow  
Buckinghamshire  
SL7 3TZ**

- 
- Tenure: Leasehold
  - Guide Price: £230,000
  - Years Remaining: 63 years
  - Service Charge: £2,783.12
  - Ground Rent: £186.70
  - Council Tax Band: D
  - EPC Rating: C



A one bedroom second floor apartment with views over Marlow and forming part of a popular retirement development for the over 55's. The property is situated towards the end of a quiet close within a short walk of Marlow High Street and is positioned on the second floor of the complex with both lift and stair access. The apartment has been redecorated and offers well proportioned living space comprising, entrance hall, lounge/dining room, kitchen, re-fitted shower room and good size double bedroom with built in wardrobes. There is an on site manager as well as a variety of residents sitting, dining and activity rooms, a communal laundry room, beautifully kept communal gardens and allocated and visitor parking. Sold with NO ONWARD CHAIN.

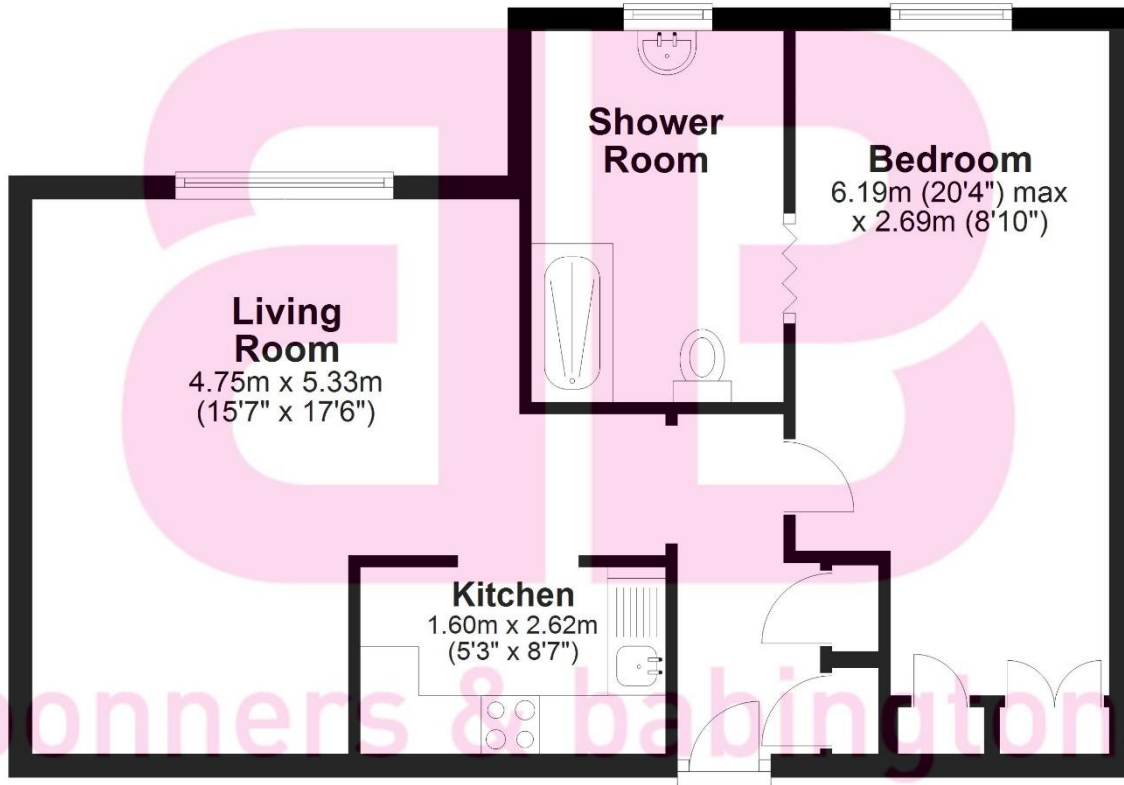
Located within half a mile level walk of Marlow High Street, with its array of bustling individual shops, cafes & restaurants. Marlow Station is under one mile with services to London Paddington via Maidenhead (with Crossrail due in 2020). The Marlow bypass A404 is within 2 miles providing direct routes to the M4 motorway at J8/9 Maidenhead (approx. 7 miles) and the M40 motorway at J4 Handy Cross (approx. 3 miles). Local recreational facilities include riding, cycling & walking in the Hambleton Valley; golf at Harleyford & Temple; rowing at Marlow & Henley, as well as the Court Gardens Leisure Complex in Marlow and the National Sports Centre at Bisham Abbey.

**BONNERS & BABINGTONS OFFER**  
- A well proportioned apartment forming part of a popular development for the over 55's and located within level walking distance of the Town Centre. The property is situated in a NO THROUGH ROAD and is offered for sale with NO UPPER CHAIN. Good Transport Links



# Floor Plan

Approx. 46.9 sq. metres (505.1 sq. feet)



Total area: approx. 46.9 sq. metres (505.1 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.



bonners & babingtons

3 Anglers Court, Spittal Street,  
Marlow, Bucks, SL7 3HJ



01628 333800

www.bb-estateagents.co.uk

### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170