



21 Trinity Court, Wethered Road, Marlow, Buckinghamshire, SL7 3TZ

Property Features

- Two Bedrooms
- Spacious Lounge with dual views
- First floor apartment with lift
- Communal facilities available
- Exclusivity for over 55's
- Attractive communal gardens

Full Description

A 2 bedroom first floor apartment (with communal Lift option). The apartment enjoys open views from its dual aspect and spacious lounge. Entrance hall with large walk in cupboard, Lounge with Dining area. Kitchen, 2 Bedrooms and Shower room. Extra Communal facilities include - Laundry & Day rooms and the use of a Guest 'stay over' Suite subject to availability. The development is for the over 55's..

The apartment was originally built in 1987 and benefits from a lease which has been extended in recent years. The apartment boasts much storage, electric heating, entrance hall with large storage cupboard, Living/dining room with open views, kitchen, shower room, 2 bedrooms, well maintained communal gardens, communal visitors parking facilities.

Please refer to the Floor Plan for accommodation details.

Trinity Court is 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 service to London Paddington via Maidenhead . The Marlow bypass A404 is within 2 miles providing direct routes to the M4 motorway at J8/9 Maidenhead (about 6 miles) and the M40 motorway at J4 Handy Cross (about 3 miles) Local recreational facilities include riding, cycling & walking in the Hambleden 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.

Lease Information As supplied by our Vendor on 15.09.25 :

Lease: Approx 121 Years Remaining (expires 1/08/2146)

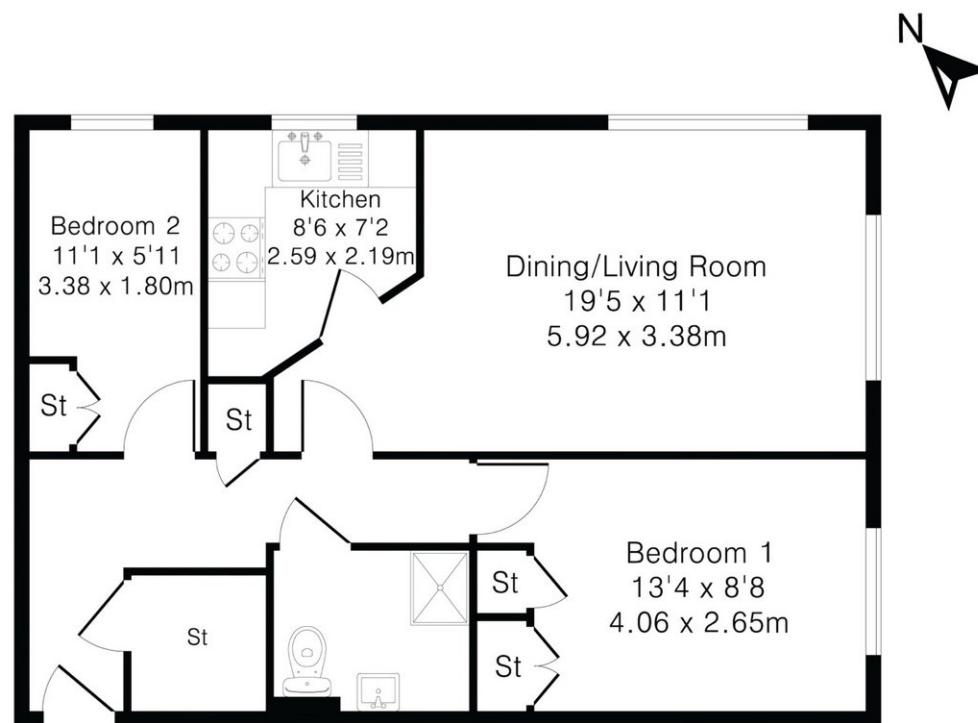
Ground Rent: £93.35 payable twice yearly.

Service Charge: Currently £1999 payable twice yearly. This covers exterior building maintenance, general upkeep and decoration of communal areas and gardens and the 24 hour response system.





Approximate Gross Internal Area 579 sq ft – 54 sq m



First Floor Flat

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.