



**36 TRINITY COURT, MARLOW**  
**PRICE: £160,000 LEASEHOLD**

**am** ANDREW  
MILSOM

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

**PRICE: £160,000 LEASEHOLD**

This spacious one-bedroom apartment is situated within the popular retirement development of Trinity Court offering level walking distance of the town centre and all amenities.

**COMMUNAL GARDENS:  
ONE BEDROOM: SHOWERROOM: SITTING  
ROOM: KITCHEN: ELECTRIC HEATING:  
DOUBLE GLAZING: DAY ROOMS: GUEST  
ACCOMMODATION: UTILITY ROOM: ON  
SITE MANAGER: AMPLE PARKING: LIFT**

**TO BE SOLD:** this second floor apartment forms part of this popular retirement development situated within level walking distance of the town centre. This apartment is serviced by a lift and has the benefit of electric heating and double glazed windows. On each floor you will find a day room for socialising and there is a guest suite that can be booked for visitors wanting to stay overnight. There is also a shared utility room on the ground floor with washing facilities and the House Manager has a care line to each apartment 9-4 apart from 1-2 Monday to Friday. The apartment can only be occupied by persons aged 60 years and above and able to live independently. The High Street is within a level walk offering an excellent range of shopping, sporting and social facilities and Marlow also 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.

The accommodation comprises:

**COMMUNAL ENTRANCE HALL** with automatic sliding doors, stairs and lift to upper floors.

**ENTRANCE HALL** with storage heater, electric meters, front door, airing cupboard housing lagged hot water cylinder with peak and off peak immersions, shelved broom cupboard, loft access.



**SITTING ROOM** a light and airy room with window overlooking the communal garden, night storage heater, electric fire with ornate fire surround, television aerial point, door to



**KITCHEN** with range of wall and base units with single drainer stainless steel sink unit, space for electric cooker and fridge freezer, cooker hood, double glazed window overlooking the communal gardens, wall heater, vinyl floor covering.



**BATHROOM** with suite of pedestal basin, low level w.c., walk in shower without steps heated towel rail, tiled wall surrounds, Dimplex wall heater, half tiled walls.



**BEDROOM** with electric wall heater, double glazed window overlooking the attractive gardens, built in double wardrobe

## OUTSIDE

**COMMUNAL GARDENS:** Surrounding Trinity Court are well kept Communal Gardens which are laid to lawn with seating and shrubs. To the front there is an extensive **CAR PARKING AREA**.



**TENURE:** The apartment is Leasehold and had an original 99 year lease from 01/08/87 and therefore has 63 years remaining. Ground Rent £93.35 paid per half yearly. Maintenance Charge £1981.19 paid per half year (£3962.38 p.a.) which we understand includes House Manager, gardening, buildings insurance etc.

**M4728**

**EPC BAND: C**

**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.

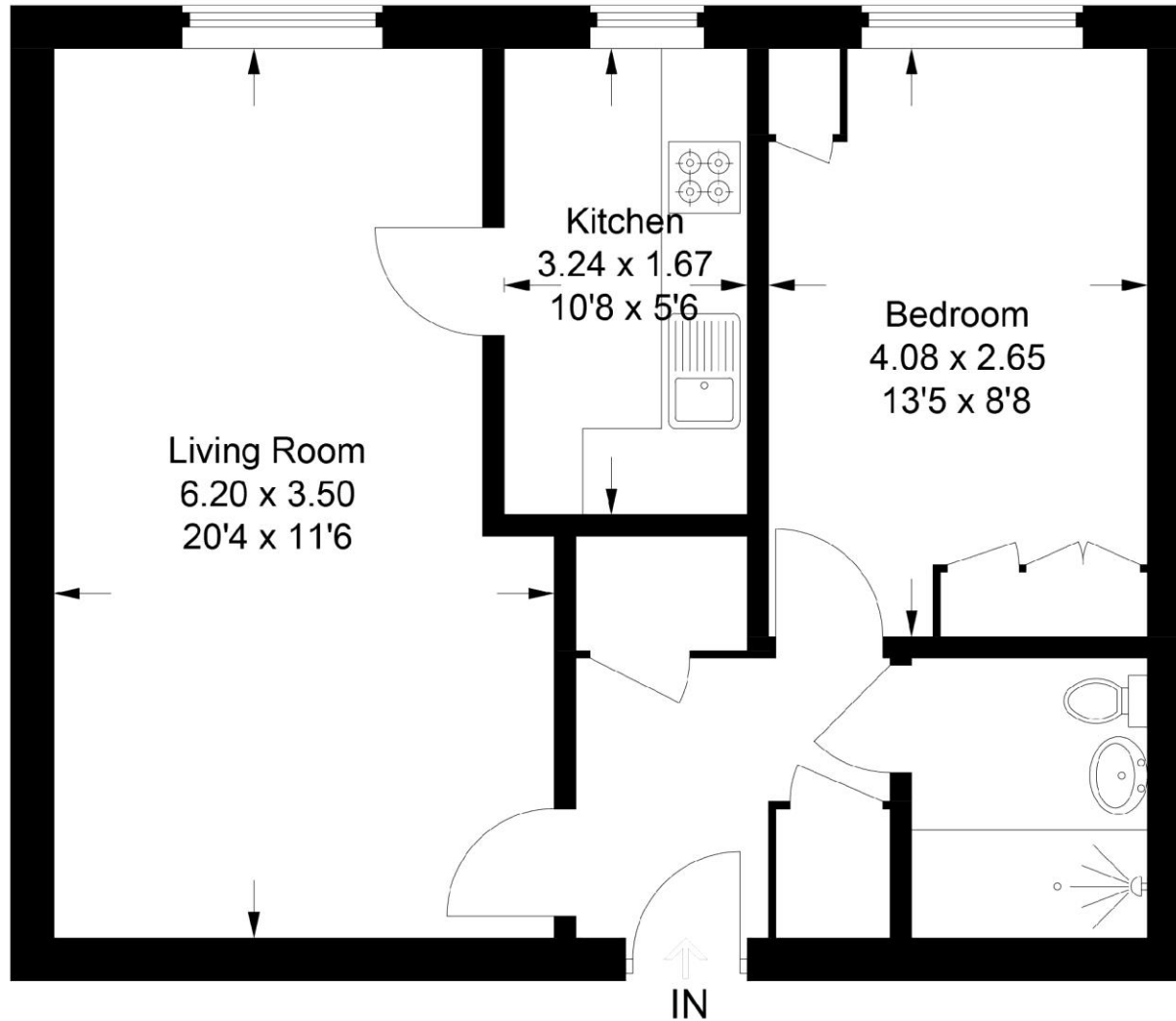
**DIRECTIONS:** from our Marlow office turn right at the top of the High Street into Spittal Street and left at the mini roundabout into Dean Street. Turn second right (including the Car Park access) into Wethered Road where Trinity Court is at the end to the left.

**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.

Approximate Gross Internal Area  
47.6 sq m / 512 sq ft



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.

© CJ Property Marketing Ltd Produced for Andrew Milsom