



17 TRINITY COURT, MARLOW
PRICE: £225,000 LEASEHOLD



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

PRICE: £225,000 LEASEHOLD

A spacious and well-presented one bedroom first floor retirement apartment situated in this convenient town centre location close to all amenities.

**WELL-KEPT COMMUNAL GARDENS:
DOUBLE BEDROOM:
SHOWER ROOM: ENTRANCE HALL:
SITTING ROOM WITH BALCONY:
KITCHEN: ELECTRIC HEATING:
GUEST ACCOMMODATION:
UTILITY ROOM: ON SITE MANAGER:
RESIDENTS PARKING: LIFT.**

TO BE SOLD: a recently redecorated and re-carpeted one bedroom first floor apartment forming 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 its own private balcony. 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 from 9 to 4 apart from 1 till 2 on Mondays to Fridays. The apartment can only be occupied by persons aged 55 years and above and able to live independently. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Secure communal front door to **ENTRANCE HALL** with stairs to First and Second Floors, door to

ENTRANCE HALL with storage heater, airing cupboard, additional storage cupboard.



SITTING ROOM with double glazed doors to **BALCONY**, feature fireplace with marble surround and inset electric fire, storage heater and door to



KITCHEN with a range of matching floor and wall units, wood effect work surfaces, electric cooker point, extractor fan, single drainer single bowl sink unit, space for fridge, electric heater, double glazed window.



BEDROOM with double glazed window, built in wardrobe, electric radiator.



SHOWER ROOM with tile and glazed shower cubicle, vanity wash hand basin, low level w.c., wall heater, extractor fan, heated towel rail.

OUTSIDE



There is **RESIDENTS PARKING** and a well kept **COMMUNAL GARDENS**.

TENURE: this apartment is Leasehold and had an original 99 years from August 1987 and there has 62 years remaining.

GROUND RENT: £93.35 paid per half year.

MAINTENANCE CHARGE: £2,021.76 paid per half year which we understand includes the House Manager, gardening and buildings insurance.

M47690224 **EPC BAND: C**

COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 3TZ** Trinity Court can be found on the right hand side.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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**

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft

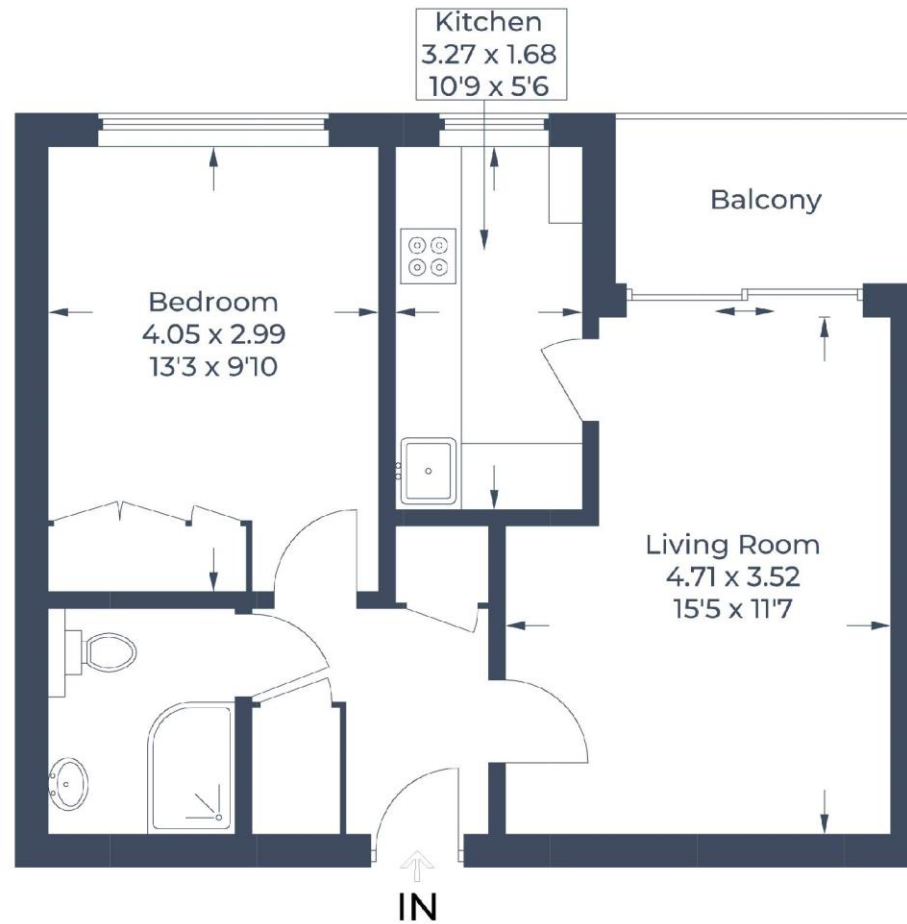


Illustration for identification purposes only,
measurements are approximate, not to scale.
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