



24 FRAMERS COURT, LANE END
PRICE: £399,000 LEASEHOLD

am ANDREW
MILSON

**24 FRAMERS COURT
ELLIS COURT
LANE END
BUCKS HP14 3LL**

PRICE: £399,000 LEASEHOLD

This attractive semi-detached mews style retirement home enjoys a fine position in this English Courtyard development suitable for the over 60's and within a short walk of the village centre.

**PRIVATE PATIO GARDEN:
LOVELY COMMUNAL GARDENS:
TWO DOUBLE BEDROOMS: TWO SHOWER
ROOMS (ONE ON THE GROUND FLOOR):
SITTING ROOM: DINING ROOM:
CONSERVATORY: KITCHEN:
ELECTRIC HEATING: DOUBLE GLAZING:
ALLOCATED SECURE UNDERGROUND
PARKING SPACE: VISITOR PARKING.**

TO BE SOLD: this quite exceptional English Courtyard Association retirement development is restricted to occupancy for the over 60's and 24 enjoys a fine position with pleasing outlooks to the front and rear as well as a good sized private patio garden. The development is within a few hundred yards walking distance of Lane End village centre with amenities for day to day needs, pub, restaurants, post office etc and the larger towns of Marlow and High Wycombe are both readily accessible with a wider range of shopping, sporting and social amenities. The development has a resident manager and there are various communal facilities including the site mini bus and a variety of social fixtures. Within the development there is a self-contained guest suite comprising twin bedroom, bathroom and kitchenette which can be hired for visitors, as well as a communal laundry facility if required. The accommodation is arranged on two floors as follows:

COVERED ENTRANCE with front door to **ENTRANCE HALL** with tiled floor, stairs to First Floor with cupboard under.

SHOWER ROOM with tiled shower cubicle with shower unit, low level w.c., wash basin, heated towel rail, Dimplex wall heater and cloaks cupboard.



LIVING ROOM radiator, window overlooking the front, door to Kitchen and wide opening to



DINING ROOM serving hatch, night storage heater and double glazed door to



CONSERVATORY with radiator, double glazed door to outside and double glazing on three sides.



KITCHEN refitted with modern range of wall and base units with Corian working surfaces, inset sink, mixer tap, Siemens four ring halogen hob with cooker hood, Siemens double oven and fridge freezer, dishwasher, double glazed door to outside, pelmet lighting, tiled wall surrounds, cupboard housing electrical consumer unit.

FIRST FLOOR

LANDING access to loft via retractable ladder.



SHOWER ROOM with white suite of wash basin, low level w.c. with vanity drawers and cupboard, airing cupboard with lagged hot water cylinder, immersion heater and automatic light, further shelved cupboard, wide shower cubicle with shower unit, glazed door, tiled wall surrounds, spotlighting, Velux roof light and shaver socket.



BEDROOM TWO with range of fitted wardrobes, window overlooking the rear, electric panel heater.



M47700324 **EPC BAND: E**
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **HP14 3LL** as you enter the village of Lane End, Ellis Way is the second turning on the left and leads to Framers Court and the visitor car parking area.

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.

**DRAFT SALES DETAILS. AWAITING
VENDORS APPROVAL**



BEDROOM ONE with view overlooking the front, range of fitted wardrobes, electric panel heater.

OUTSIDE

TO THE FRONT is a flagstone and brick edged pathway leading to the front door with well stocked flower beds to side. The pathway leads onto the impressive **COMMUNAL GROUNDS** with attractive pathways, spacious lawns with well stocked borders and well placed sitting areas. **THE REAR GARDEN** features a covered loggia with flagstones, panel and trellis fencing and a shingled pathway leading to the Front. **PARKING:** 24 has an allocated underground car parking space with lighting and electrically operated entrance gate. There is also additional car parking spaces. From the car parking space there is a staircase with chair lift leading to the same level as the front door and passing the small Library with a good supply of books and puzzles.

TENURE: the property is held on a 150 year lease from 1991 at a peppercorn ground rent. In order to maintain the high quality of the buildings, grounds etc there is an **ANNUAL SERVICE CHARGE** including the cost of the managers, buildings insurance, maintenance, security etc, which is £7,788 payable in quarterly instalments of £1,947.

Approximate Gross Internal Area
Ground Floor = 56.7 sq m / 610 sq ft
First Floor = 47.5 sq m / 511 sq ft
Total = 104.2 sq m / 1,121 sq ft

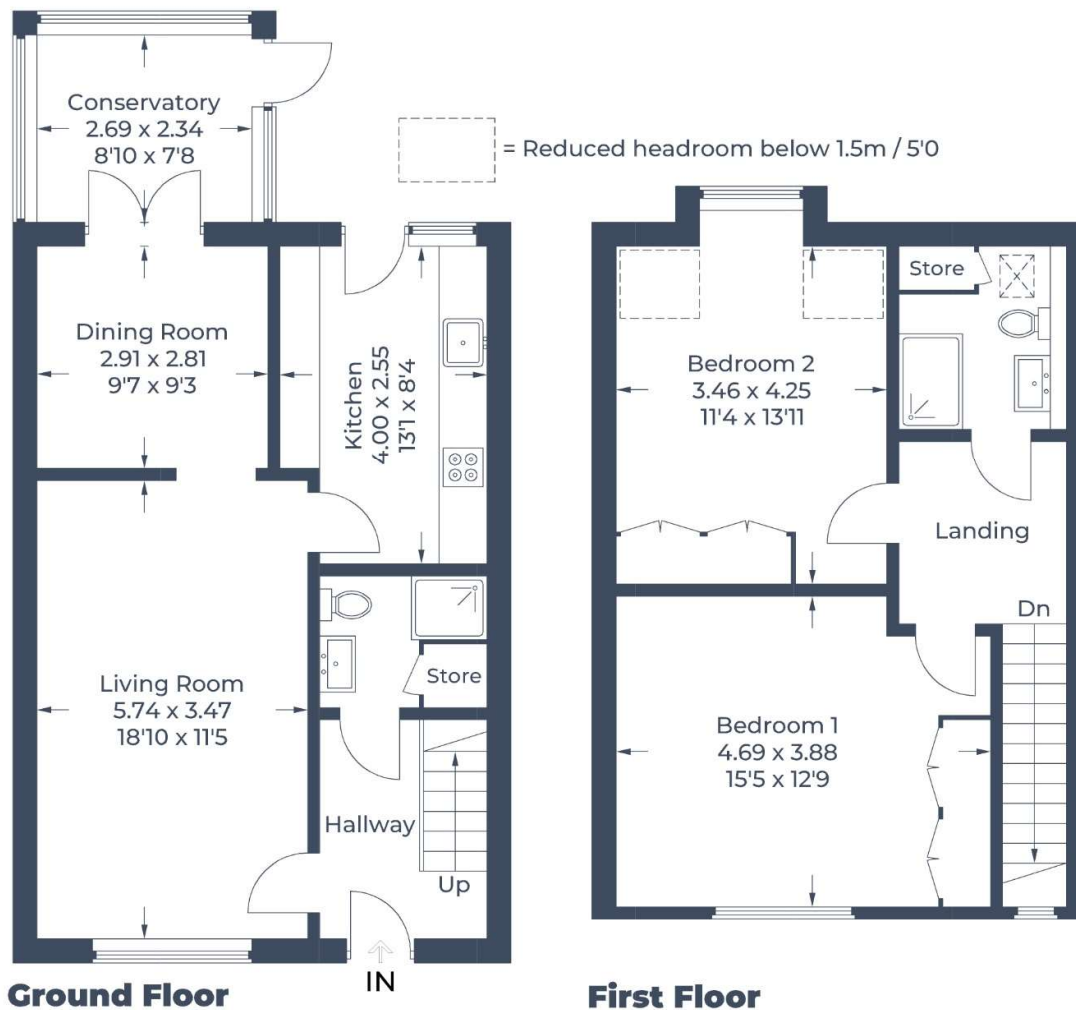
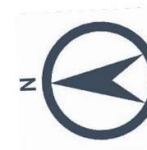


Illustration for identification purposes only,
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