



19 ORAM COURT, MARLOW
PRICE: £375,000 LEASEHOLD

am ANDREW
MILSON

**19 ORAM COURT
MARLOW
BUCKS SL7 3AP**

PRICE: £375,000 LEASEHOLD

Forming part of this popular development within a short stroll of Marlow High Street, a well appointed and extremely spacious second floor retirement apartment.

**COMMUNAL GARDENS:
DOUBLE BEDROOM WITH EN SUITE
BATHROOM: FURTHER DOUBLE
BEDROOM: SHOWER ROOM:
LARGE LIVING ROOM:
KITCHEN WITH APPLIANCES:
ELECTRIC HEATING:
DOUBLE GLAZING:
AMPLE PARKING:RECENTLY
REDECORATED AND RECARPETED.**

TO BE SOLD: this well planned and spacious second (top) floor apartment forms part of the popular Oram Court retirement block built by Laing Homes in a tucked away yet convenient location. The property benefits from a spacious living room, a well-equipped kitchen with appliances, two double bedrooms, one with en suite bathroom, well kept communal gardens. There is a communal resident's day room and a part time House Manager who supervises the running of the development. Careline Emergency is also provided. Occupancy is restricted to those over 60 years of age. Marlow has a railway station with trains to London Paddington, via Maidenhead, which will connect to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

The apartments are approached by a Communal Front Door with entry system leading to a large **DAY ROOM** with ample seating and overlooking, and with access to, the attractive landscaped gardens. A lift provides access to the first and second floors.

SECOND FLOOR LANDING with door to

ENTRANCE HALL with access to loft, electric electric heater, cloaks cupboard.



LIVING ROOM with front aspect double glazed window, dimmer light switches, electric heater, television aerial point, arch to



KITCHEN with Shaker style floor and wall units, wood edged laminated work surface with stainless steel sink unit inset, integrated Neff washer/dryer, Neff four plate ceramic hob with integrated cooker hood over and oven under, tiled splash backs, fitted shelves, inset lighting, space for fridge freezer.



BEDROOM ONE with two Velux windows, telephone and television aerial points, electric heater. Door to



EN SUITE BATHROOM with panel enclosed bath with shower attachment, pedestal wash basin, heated towel rail, fully tiled walls, extractor fan



BEDROOM TWO with two Velux windows, double built in wardrobe, electric radiator.



SHOWER ROOM with tiled and glazed shower cubicle, wash hand basin, low level wc, airing cupboard, heated towel rail.

OUTSIDE

TO THE FRONT there is an extensive forecourt providing ample car parking as well as a bin storage area.

TO THE REAR there are well maintained communal gardens mainly paved and enjoying a south westerly aspect with private pedestrian access to Klondyke which provides easy access to the top of the High Street.

TENURE: the apartment is held on a 125 year lease from 2000.

CURRENT GROUND RENT: £486.00 per annum

The latest **MAINTENANCE CHARGE** £4,800.00 per annum. This includes the maintenance of the communal areas, buildings insurance, water services, Careline Emergency Assistance and a part time House Manager.

M2031A0423

EPC BAND: C

COUNCIL TAX: E

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 then turn left at the next roundabout into Dean Street. After about 200 yards, the entrance to Oram Court will be seen on the left hand side.

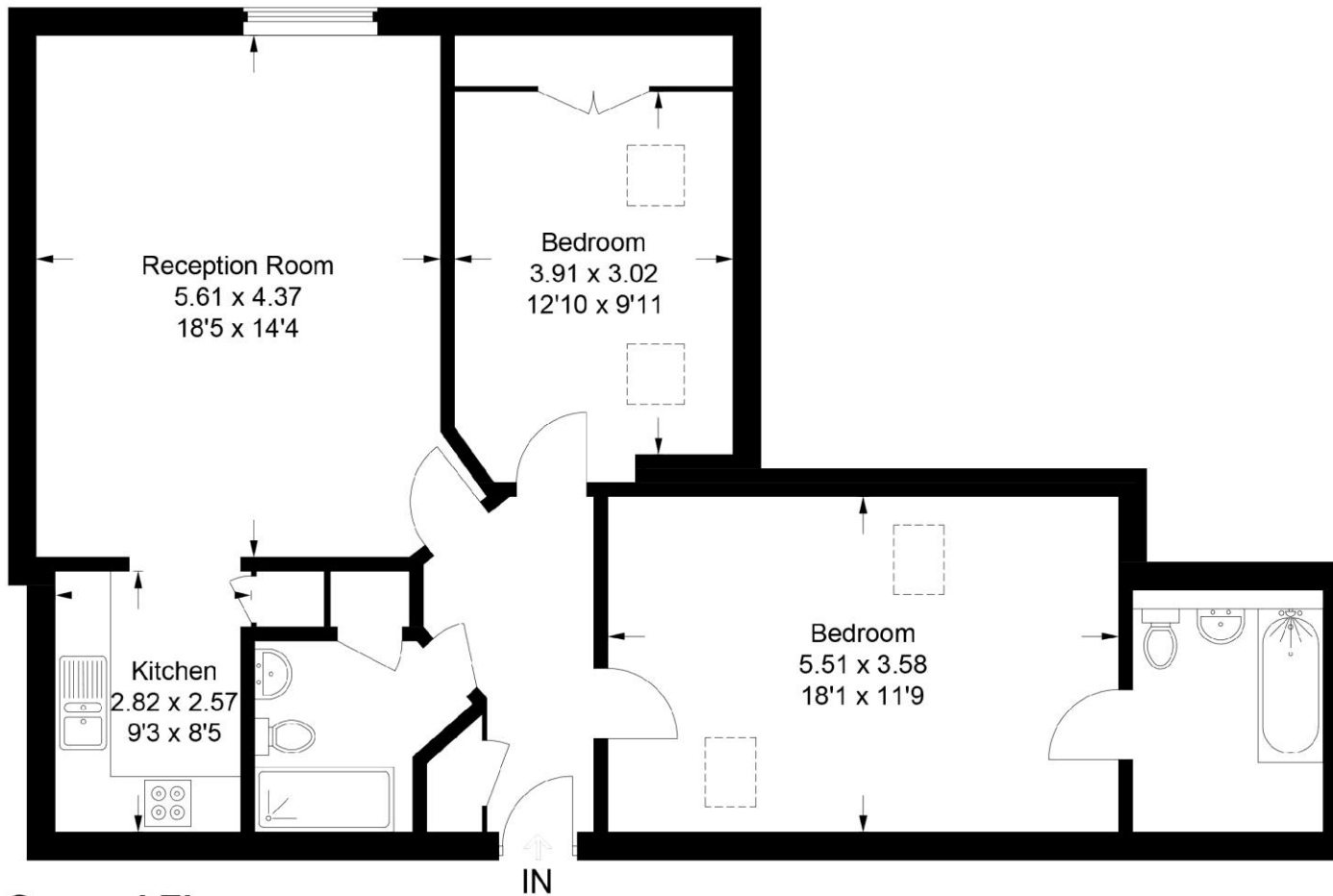
LETTNG AND MANAGEMENT: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

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.

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft



Second Floor

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.

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