



9 FRAMERS COURT, LANE END
PRICE: £349,950 LEASEHOLD

am ANDREW
MILSON

**9 FRAMERS COURT
ELLIS WAY
LANE END
BUCKS HP14 3LL**

PRICE: £349.950 LEASEHOLD

An attractive cottage style two bedroom home overlooking delightful communal gardens within a short walk of Lane End High Street and forming part of a prestigious English Courtyard development for those aged 55 or over.

**PRIVATE COURTYARD GARDEN:
TWO DOUBLE BEDROOMS:
REFITTED SHOWER ROOM &
CLOAKROOM: UTILITY AREA: SITTING
ROOM: DINING ROOM: REFITTED
KITCHEN/BREAKFAST ROOM:
MODERN ELECTRIC HEATING:
GARAGE: COMMUNAL GARDENS:
NO ONWARD CHAIN.**

TO BE SOLD: Set in this well planned English Courtyard age restricted retirement complex, this two bedroom brick and flint cottage overlooks communal gardens and benefits from good sized accommodation with its own private courtyard and adjacent garage. Framers Court consists of twenty seven retirement properties completed in 1991 set in beautifully landscaped gardens with full time on site wardens. Lane End is an attractive Chiltern village with a doctor's surgery, post office and selection of shops. More extensive facilities can be found in Marlow and High Wycombe. The M40 is accessible at Handy Cross (J4) and railway stations at Saunderton and High Wycombe serve Marylebone, London. The accommodation comprises:

COVERED ENTRANCE with front door to **ENTRANCE HALL** with wooden floor, electric heater, stairs to First Floor and door to

REFITTED CLOAKROOM white suite of low level w.c. wash basin with vanity cupboard, tiled walls, shaver socket, heated towel rail, two cupboards one with **UTILITY AREA** plumbing for washing machine and space for tumble dryer.



SITTING ROOM double glazed window overlooking the front, tv aerial point, coved ceiling, electric heater, attractive contemporary coal effect fire, door to Kitchen and opening to



DINING ROOM electric wall heater, coved ceiling and double glazed double doors to patio.



KITCHEN/BREAKFAST ROOM refitted with range of grey wall and base units, granite style working surfaces, single drainer sink unit, mixer tap, Lamona four ring electric hob, cooker hood, double oven with grill, fridge and freezer, wide breakfast bar, vinyl floor, glazed door to patio, recess spotlighting, tiled splashbacks, fitted Indesit dishwasher.

FIRST FLOOR LANDING with access to loft via retractable ladder.



BEDROOM ONE range of fitted wardrobes to one wall, electric heater, double glazed window overlooking the communal gardens, coved ceiling.



BEDROOM TWO with range of fitted wardrobes to one wall, electric panel heater, double glazed window overlooking the rear.



SHOWER ROOM refitted with tile and glazed shower cubicle, hand held attachment & overhead rose with Salamander Shower Pump, Velux roof light, heated towel rail, low level w.c., wash basin with vanity cupboard, tiled

walls and floor, shaver socket, fitted mirror, recess spotlighting, airing cupboard with lagged hot water cylinder, immersion heater, shelving and automatic light.

OUTSIDE



TO THE FRONT are attractive communal gardens and walkways through the Estate.



TO THE REAR there is a private paved courtyard garden with climbing shrubs, flower borders, bin store, meter cupboard, outside lighting and door to

SINGLE GARAGE with electrically operated roller door, light and power.

TENURE: LEASEHOLD. The property is held on a 150 year lease from 4th June 1991 at a peppercorn ground rent.

MAINTENANCE CHARGE: In order to maintain the high quality of the buildings and grounds, there is an annual service charge including the cost of the managers and building insurance which for the current year (1st Jan 24 to 31 Dec 24) is £7788.

M47070523 EPC BAND: E
COUNCIL TAX BAND: G

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

DIRECTIONS: Using then post code **HP14 3LL** Framers Court has pedestrian access off the High Street and vehicular access from Ellis Way.

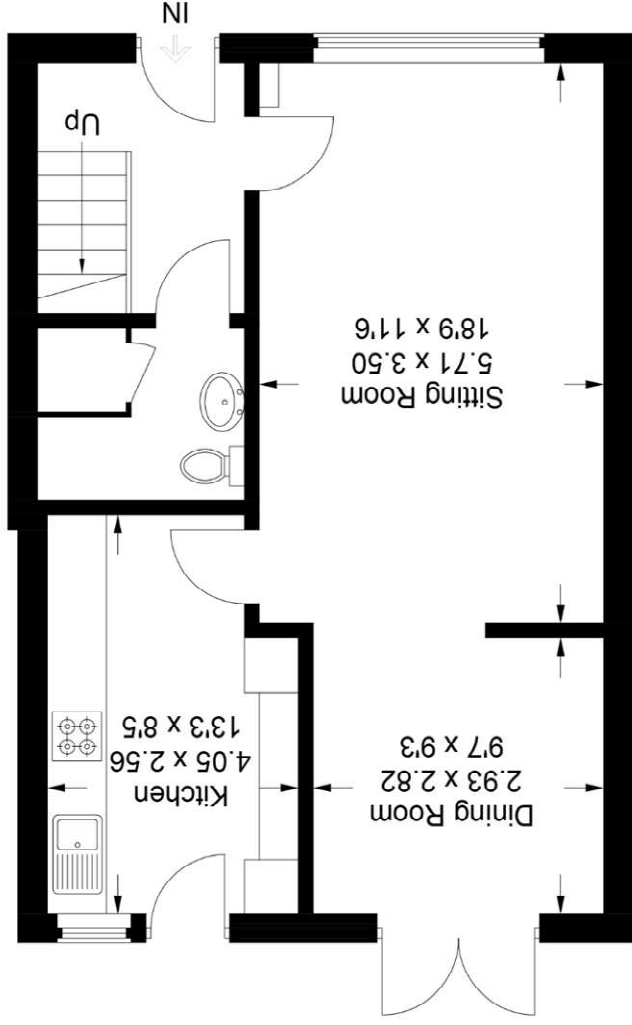
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

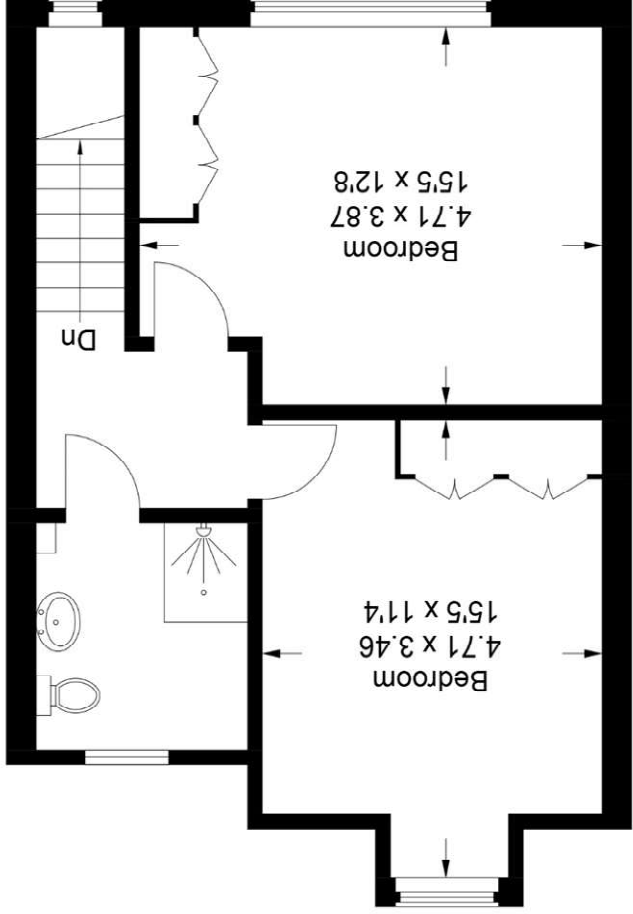
Approximate Gross Internal Area
 Ground Floor = 49.8 sq m / 536 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Total = 95.1 sq m / 1,024 sq ft



Ground Floor



First 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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