



7 ORAM COURT, MARLOW
PRICE: £399,950 LEASEHOLD

am ANDREW
MILSON

**7 ORAM COURT
DEAN STREET
MARLOW
BUCKS SL7 3AP**

PRICE: £399,950 LEASEHOLD

A well-presented and much improved two bedroom ground floor retirement apartment conveniently situated within level walking distance of Marlow High Street.

**WELL KEPT COMMUNAL GARDENS:
TWO GOOD SIZE BEDROOMS:
MODERN SHOWER ROOM:
LIVING ROOM WITH PATIO DOORS:
REFITTED KITCHEN WITH
APPLIANCES: DOUBLE GLAZING:
ELECTRIC HEATING: PARKING:
RESIDENTS LOUNGE.**

TO BE SOLD: a two bedroom ground floor apartment forming part of this popular retirement block built by Laing Homes. This property benefits from a living room with double glazed French doors leading on to the communal gardens, a well-equipped refitted kitchen, a modern shower room and two bedrooms. The apartments have been designed with ease and economy of maintenance in mind including cavity insulation, economy seven electric heating and double glazing with a communal residents day room and a house manager who supervises the running of the development and Care Line assistance in an emergency. Occupancy is restricted to those over 55 years old. Marlow has an excellent range of shopping, sporting and social facilities including library, day centre and the River. Marlow also has a railway station with trains to London Paddington, via Maidenhead

(Elizabeth Line) and the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The apartments are approached by a communal front door with video entry phone system leading to a large **DAY ROOM** with ample seating overlooking the landscaped gardens and with a door to a passage leading to the private front door.

DIRECTIONS: Using the postcode **SL7 3AP**, the entrance to Oram court is on the West side of Dean Street, approximately 100 yards from its intersection with the Spittal Street roundabout.

ENTRANCE HALL with front door, storage heater, storage cupboard with shelving and housing electric meter.



REFITTED KITCHEN: 8'11 x 6'11 (2.47 x 1.86m) with extensive range of white gloss wall and base units with granite style working surfaces, single drainer sink unit, fitted Hotpoint appliances including double oven, induction hob, cooker hood, fridge/freezer and washer drier, spotlights, pelmet lighting and tiled floor



SHOWER ROOM with large tiled and glazed shower cubicle with thermostatic control, basin with mirror over and storage cupboard under, low level w.c., vinyl floor, tiled walls, extractor fan, wall heater, spot lighting, heated towel rails.



LIVING ROOM: 13'9 x 13'06 (3.98 x 3.98m) with double glazed patio doors to Garden, storage heater, secure entry telephone



BEDROOM ONE: 11'11 x 9'01 (3.38 x 2.74m) with electric wall heater, double wardrobe. Recess for double bed with storage and hanging rails.



BEDROOM TWO: 11'00 x 8'06 (3.35 x 2.45m) electric wall heater, single cupboard, airing cupboard housing hot water cylinder with peak and off peak immersions.

OUTSIDE

TO THE FRONT there is a tarmac forecourt providing ample car parking and a bin storage area.



TO THE REAR, there are neatly maintained communal gardens mainly paved with a private pedestrian access to Klondyke, which provides easy access to the top of the High Street.

This flat has direct access to a secluded Garden with a South West aspect. There is a private patio area leading, via pathways, to the Communal Areas which features lawn areas, lighting and a variety of trees and shrubs.



TENURE: The apartment is held on a 125 year lease with approximately 102 years unexpired. The annual **SERVICE CHARGE** (October 2023 to September 2024) is £4955. **GROUND**

RENT for the same period is £384. Both are charged every six months. The maintenance charge includes the ongoing maintenance of the communal areas, buildings insurance and a house manager.

M41770824 **EPC BAND: C**
COUNCIL TAX BAND D

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on **01628 890707**.

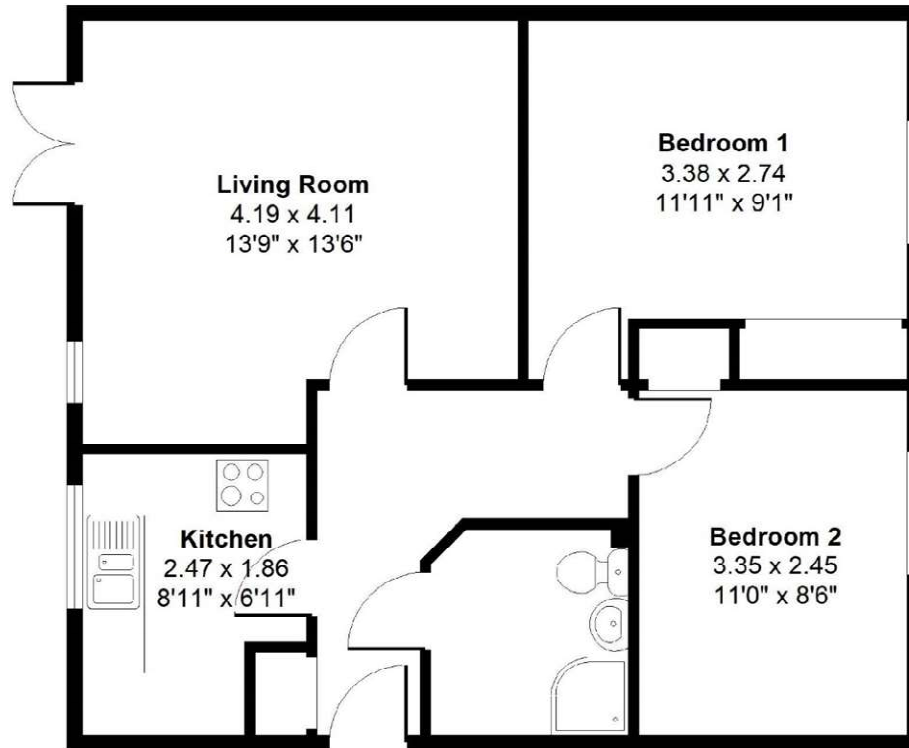
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For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

NOT TO SCALE

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Approximate Floor Area
55.6 sq m - 598 sq ft
(Gross Internal)