



13 DENTON COURT, MARLOW
PRICE: £440,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**13 DENTON COURT
MARLOW
BUCKS, SL7 1GW**

£440,000: SHARE OF THE FREEHOLD

A modern two storey first and second floor maisonette located approximately half a mile from Marlow High Street, backing onto school playing fields and offering adaptable accommodation in good decorative order.

**COMMUNAL GARDENS:
23FT LOUNGE/DINING ROOM:
BALCONY: FITTED KITCHEN:
TWO DOUBLE BEDROOMS:
BEDROOM THREE/STUDY:
EN SUITE SHOWER ROOM:
BATHROOM: ELECTRIC HEATING:
GARAGE: VISITORS PARKING.**

TO BE SOLD: This spacious two storey 1990's built maisonette is conveniently location mid-way between Marlow High Street and the A404 (Marlow bypass). The property provides adaptable accommodation and enjoys a pleasant outlook over school playing fields to the rear and is conveniently placed for access to primary and secondary schools. Offered with the added benefit of a single garage this spacious home is being sold with no onward chain. The property is located close to bus services to Reading and High Wycombe. Marlow High Street is within a level walk and has an excellent range of shopping, sporting and social facilities. There is also a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively.

From the communal gardens a wide staircase, shared with one other apartment, leads to the first floor **COVERED ENTRANCE** with outside lighting and front door to:

ENTRANCE HALL with night storage heater, stairs to first floor, recess under.



BEDROOM ONE slimline heater and door to:

EN-SUITE SHOWER ROOM suite of large quadrant shower cubicle, separate shower unit, low level w.c., basin with vanity cupboard, shaver socket, extractor fan, wood effect floor.



LOUNGE/DINING ROOM part vaulted ceiling with roof light, two night storage heaters, double glazed door to **BALCONY** which overlooks the school playing fields to rear, wide opening to



KITCHEN range of modern wall and base units, one and a half stainless steel sinks, Neff electric hob, cooker hood, Bosch oven, dishwasher & washing machine, wood effect floor, tiled walls, New World fridge/freezer, water softener.

SECOND FLOOR LANDING airing cupboard housing hot water cylinder, immersion heater and shelving, built in linen cupboard.



BATHROOM: with white suite of panelled bath, shower attachment, low level w.c., basin with vanity cupboard, Velux roof light, slimline heater, shaver socket, wood effect floor.



BEDROOM TWO: with Velux roof light, slimline heater and wardrobe.



BEDROOM THREE/STUDY: with balustrade overlooking lounge/dining room, Velux roof light, slimline heater, access to loft, wardrobe available if required.

COMMUNAL GARDENS: which are laid to lawn and interspersed with a variety of shrubs. There is a choice of visitors parking and **DETACHED GARAGE** with up and over door.



The owners of Denton Court have bought the freehold and therefore each flat has a share of it. The annual **MAINTENANCE CHARGE** for Dec 23 to Dec 24 was £1283.54. **TENURE:** the property is held on a 999 year lease from Dec 25th 1990 and has 965 years remaining.



VIEWING: please arrange to view with our Marlow office by phoning **01628 890707** or emailing homes@andrewmilsom.co.uk



DIRECTIONS: Using the postcode **SL7 1GW**, turn off Little Marlow Road into Bobmore Lane and then immediately right into Denton Court. No 13 will be found on your right.

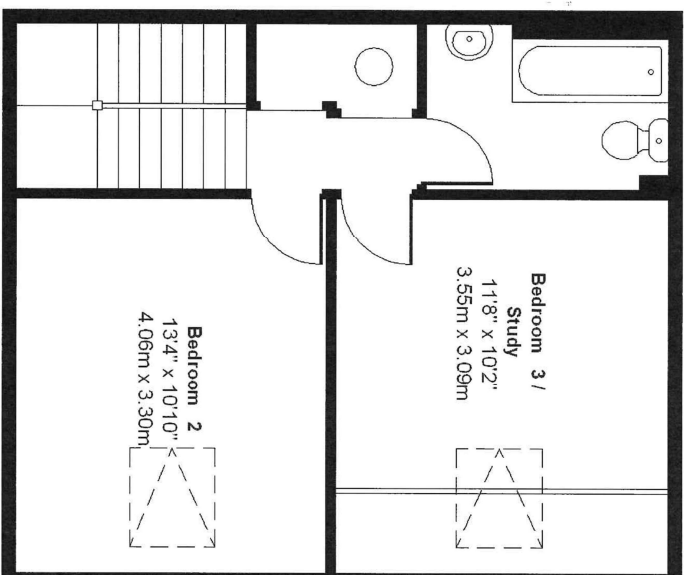
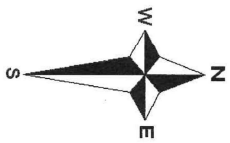
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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

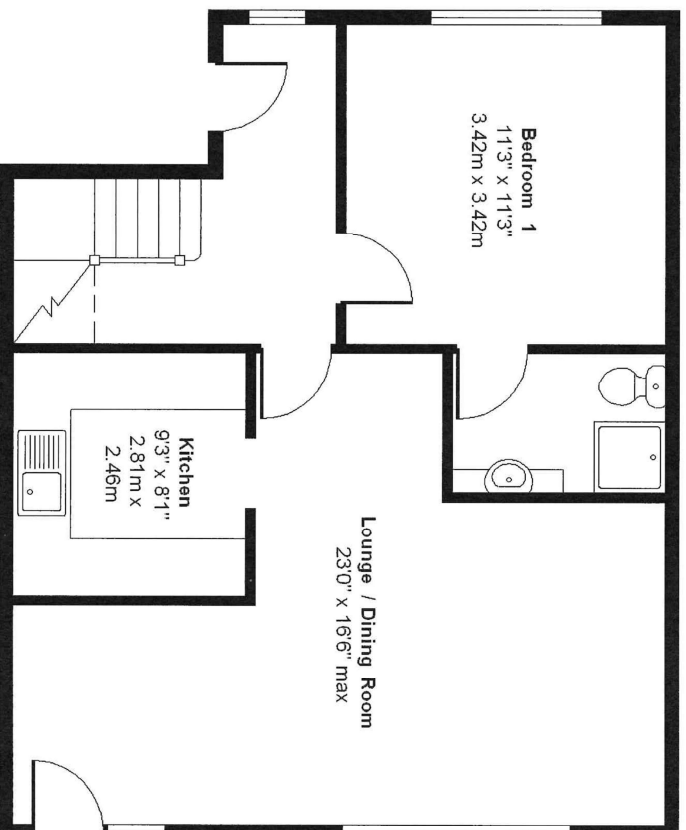
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

NOT TO SCALE

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First Floor



Ground Floor