



**1 ORAM COURT, MARLOW**  
**PRICE: £350,000 LEASEHOLD**

**am** ANDREW  
MILSOM



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

**PRICE: £350,000 LEASEHOLD**

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

**COMMUNAL GARDENS:  
COMMUNAL ENTRANCE WITH RESIDENTS  
LOUNGE: TWO BEDROOMS:  
SHOWER ROOM: LIVING ROOM:  
FITTED KITCHEN: DOUBLE GLAZED  
WINDOWS: ELECTRIC HEATING:  
PARKING: HOUSE MANAGER.**

**TO BE SOLD:** a two bedroom ground floor apartment forming part of this popular retirement residence benefitting from a living room with double glazed French doors leading on to the communal gardens, a well-equipped modern kitchen, refitted shower room, double glazed windows throughout 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 60 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, which will connect to Crossrail one day. The M4 and M40 are accessible 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 with a door to a passage leading to the private front door to:

**ENTRANCE HALL:** storage cupboard with meters and fuse board, night storage heater, coved ceiling, airing cupboard with lagged hot water cylinder, pressurised system and slatted shelving.



**BEDROOM ONE:** 9'10 x 9'2 (2.99 x 2.79m) plus double wardrobe, electric wall heater, coved ceiling.



**BEDROOM TWO:** 9'6 x 6'1 (2.89 x 1.85m) with electric wall heater, coved ceiling.



**SHOWER ROOM** with large shower cubicle, Mira thermostatic control, pedestal basin, low level w.c., fully tiled wall surrounds, shaver socket, heated towel rail, extractor fan, wall heater.



**DOUBLE ASPECT LIVING ROOM:** 14' x 12' (4.26 x 3.65m) with night storage heater, coved ceiling, double glazed double doors to the outside and wide opening to



**KITCHEN:** 10'7 x 6'2 (3.22 x 1.88m) with range of wall and base units with wood edged working surfaces, four ring Neff halogen hob with double oven under and cooker hood over, one and a half stainless steel sinks with single drainer and mixer tap, tiled wall surrounds, built in washer/dryer, built in fridge/freezer, wood effect flooring, recess spot lighting.

## 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 and enjoying a South Westerly aspect with a 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 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.

**M35740225**

**EPC BAND: D**

**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.

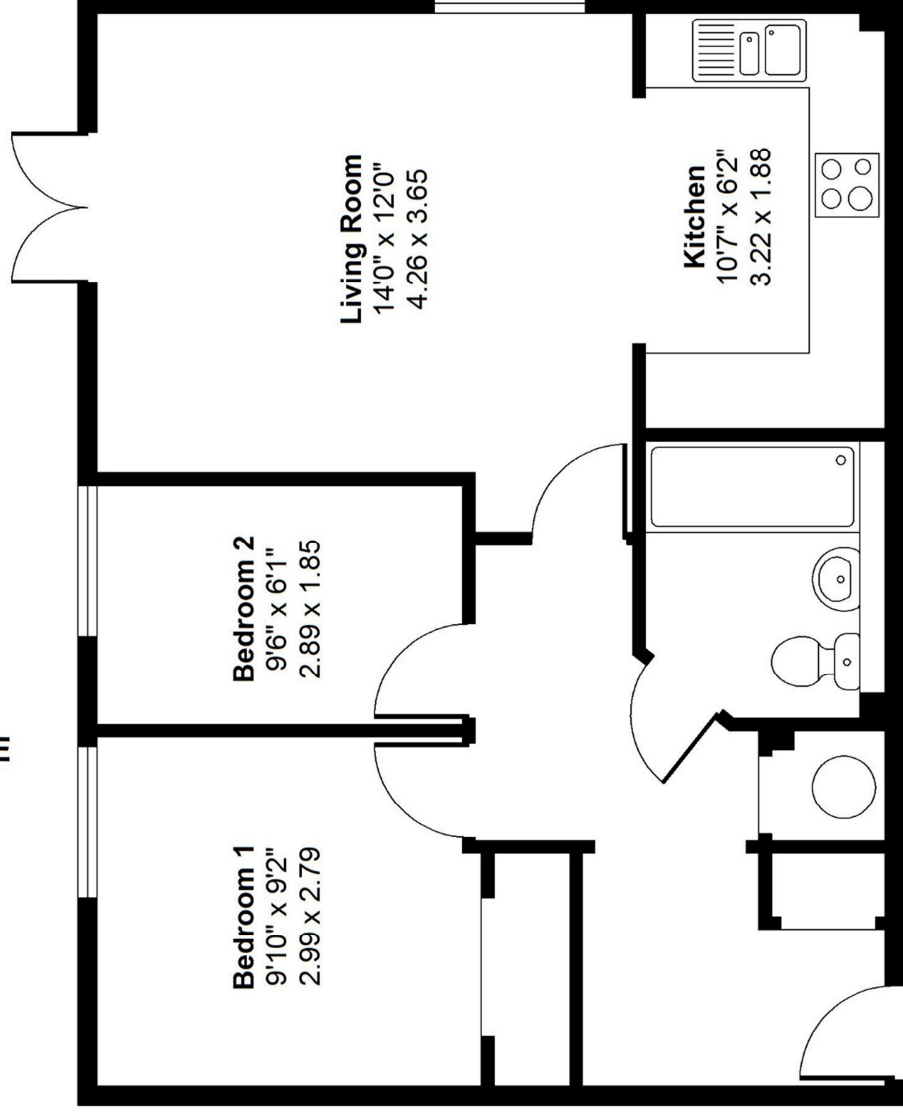
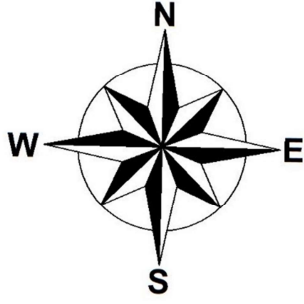
**DIRECTIONS:** From our High Street Marlow office proceed to the Obelisk roundabout and turn right into Spittal Street and then turn left into Dean Street and proceed for approximately 100 yards where the entrance to Oram Court can be found on the left hand side.

**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.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**



**Floor Area**  
Approx 573 sq ft - 53 sq m  
(Gross Internal)