



32 TRINITY COURT, MARLOW
PRICE: £190,000 LEASEHOLD

am ANDREW
MILSON

**32 TRINITY COURT
WETHERED ROAD
MARLOW
BUCKS SL7 3TZ**

PRICE: £190,000 LEASEHOLD

This modern well proportioned and presented first floor apartment enjoys a fine outlook and is set in this popular development within walking distance of the town centre, specifically for those over the age of 55.

**LOVELY COMMUNAL GARDENS:
DOUBLE BEDROOM WITH WARDROBES
AND BALCONY: SHOWER ROOM: FITTED
KITCHEN: ELECTRIC HEATING:
DOUBLE GLAZING: GUEST SUITE
AVAILABLE TO NON RESIDENTS:
COMMUNAL DAY ROOMS & LAUNDRY:
LIFT TO ALL FLOORS:
AMPLE PARKING: NO ONWARD CHAIN.**

TO BE SOLD: this well situated and presented first floor apartment forms part of this popular retirement development, suitable for the over 55's, and enjoys a fine position with an outlook across the entrance parking area providing plenty of activity and afternoon and evening sunshine particularly during the summer months. Trinity Court enjoys lovely communal gardens and the town centre with a variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. There is ample resident and visitor car parking around the development and other features include the benefit of a resident manager, 24 hour emergency response system, guest bedroom suite, laundry room and day rooms ensuring a convivial and social atmosphere for all the residents.

COMMUNAL RECEPTION HALL with secure entrance and entry phone connection to each flat, lift and stairs to upper floors.

FIRST FLOOR LANDING with passage leading to the private front door for number 32 opening to

ENTRANCE HALL electric heater, entry phone and doors off to adjacent rooms, airing cupboard with pressurised hot water tank fitted with immersion heater, electrical consumer unit



LIVING ROOM electric heater, entry phone, ornamental fireplace with wood surround and electric fire, two wall light points, tv aerial point, arch to



KITCHEN single drainer stainless steel sink unit set in laminated work surface with drawers and cupboards under, electric heater, tiled splash back, space for fridge/freezer, free standing cooker with double oven and hobs, wall cupboards, extractor fan.



BEDROOM triple built in wardrobes with cupboards over, electric heater, tv aerial point, double glazed double doors opening to **COVERED BALCONY** with wrought iron balustrade and outlook over the car parking area and adjoining footpath.





SHOWER ROOM with full width walk in shower with overhead rose, screen and hand held attachment, heated towel rail, low level w.c., wash basin in vanity unit, extractor fan, tiled walls.

OUTSIDE



Trinity Court enjoys attractive communal grounds mainly laid on the south side of the block to lawn with shrubs and paths with seating areas. There is ample visitor and resident car parking areas, bin storage and the Laundry Courtyard.



TENURE: there are 101 years remaining of the lease as a result of the apartment having an extended lease from the original 99 year one granted in 1987.

GROUND RENT: currently £186.70 per annum. In order to ensure the quality of the development and environment there is a **SERVICE CHARGE** including the employment of the resident manager, care line, lighting and cleaning of communal parts, buildings insurance, external decoration, window cleaning and general maintenance currently £4053.68 per annum.

M39830225

EPC BAND: C

COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode **SL7 3TZ** the entrance to Trinity Court is towards the end of the cul de sac on the right.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

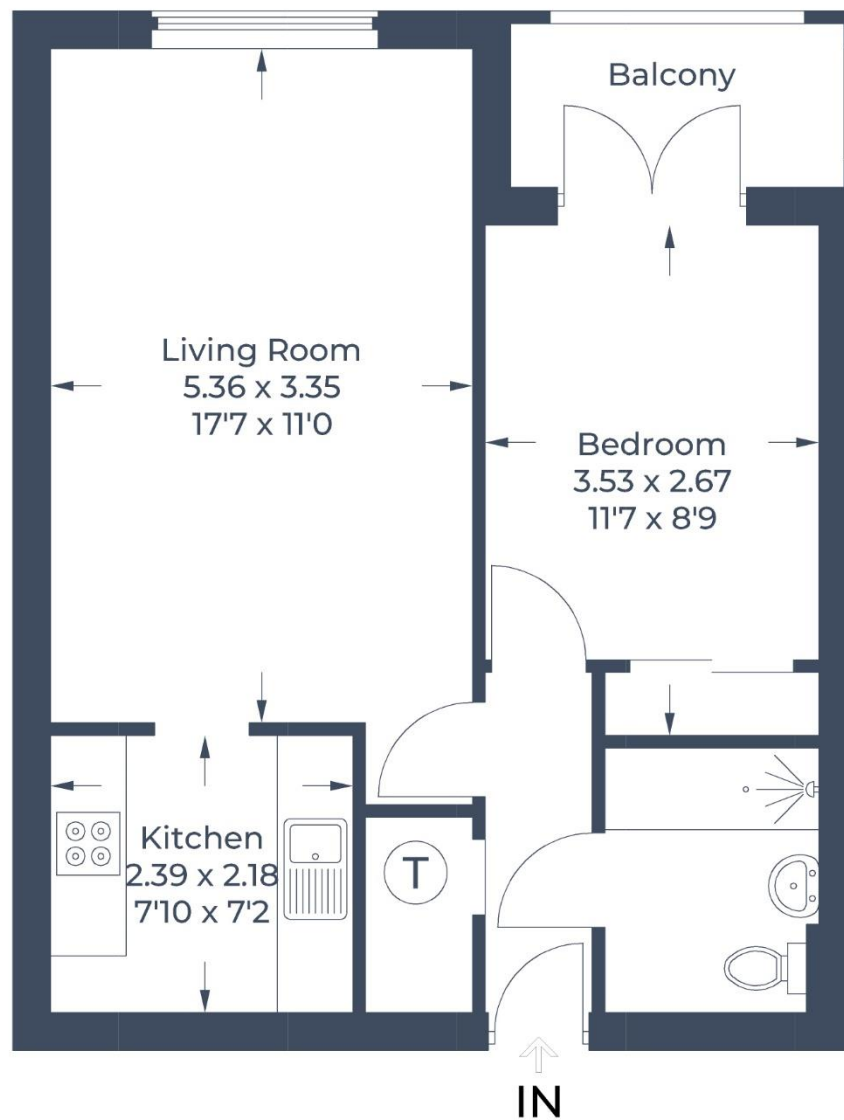


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measurements are approximate, not to scale.

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