



1 WELLINGTON COURT, MARLOW
PRICE: £250,000 LEASEHOLD

am ANDREW
MILSOM

**1 WELLINGTON COURT
27 LITTLE MARLOW ROAD
MARLOW
BUCKS SL7 1HJ**

PRICE: £250,000 LEASEHOLD

This well fitted and located converted ground floor apartment enjoys a particularly convenient position within level walking distance of the town centre.

**DOUBLE BEDROOM: SHOWER ROOM:
KITCHEN/LIVING/DINING ROOM:
ELECTRIC HEATING:
DOUBLE GLAZED WINDOWS:
ADJACENT CAR PARKING SPACE:
ORIGINAL -10 YEAR WARRANTY:
IDEAL FIRST TIME PURCHASE OR
LETTING INVESTMENT:
NO ONWARD CHAIN.**

TO BE SOLD: this converted ground floor apartment has been equipped to a particularly high standard and is one of four flats in this fine development tucked away off Little Marlow Road. The apartments are situated in a private courtyard just 600 metres from the top of Marlow High Street which has excellent sports and social facilities, a busy High Street with 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. The Reading to High Wycombe bus stop is nearby. The apartment is an ideal letting investment, first or retirement home. The accommodation comprises:

ENTRANCE LOBBY front door, useful hanging racking for coats etc.



KITCHEN/LIVING/DINING ROOM south facing window, range of contemporary wall and base units with single drainer stainless steel sink unit with mixer tap, Zanussi four ring hob with oven under, stainless steel back plate and cooker hood over, cupboards and wine racks to side, drawers and cupboard below, peninsular breakfast bar with seating for three, Zanussi fridge, washer/dryer and dishwasher, recess for television with storage to sides, wooden floor, fitted shelving, recessed and pendant lighting, electric wall heater, door to Shower Room and door to Bedroom.



BEDROOM west facing window, fully carpeted, electric panel heater, range of mirror fronted fitted wardrobes to one wall including an airing cupboard with Stelflow hot water cylinder, pressurised tank, water softener, electrical consumer unit and automatic light.



SHOWER ROOM white suite of wash basin with vanity cupboard, low level w.c., wooden floor, extractor fan, wide glazed and tiled shower cubicle with thermostatic control, medicine cabinet, shaver socket, heated towel rail.

OUTSIDE

Wellington Court forms part of a courtyard within which there is a bin storage area for the flats and pavior driveway leading through an archway where Apartment 1 has a **SINGLE PARKING SPACE** which adjoins the apartment.

TENURE the apartments is held on an original-150 lease with 8years expired and a **GROUND RENT** of £250 per annum.

In order to ensure the high quality of the courtyard and the building, including building insurance, there is a **MAINTENANCE CHARGE** estimated to be around £tbc per annum

M48320325 **EPC BAND: C**
COUNCIL TAX BAND: B

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

DIRECTIONS: from our Marlow office continue to the top of the High Street and turn right into Spittal Street and cross the mini roundabout into Chapel Street which becomes Little Marlow Road. The entrance to the courtyard is immediately by the bus stop on the left after a couple of hundred yards.

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.

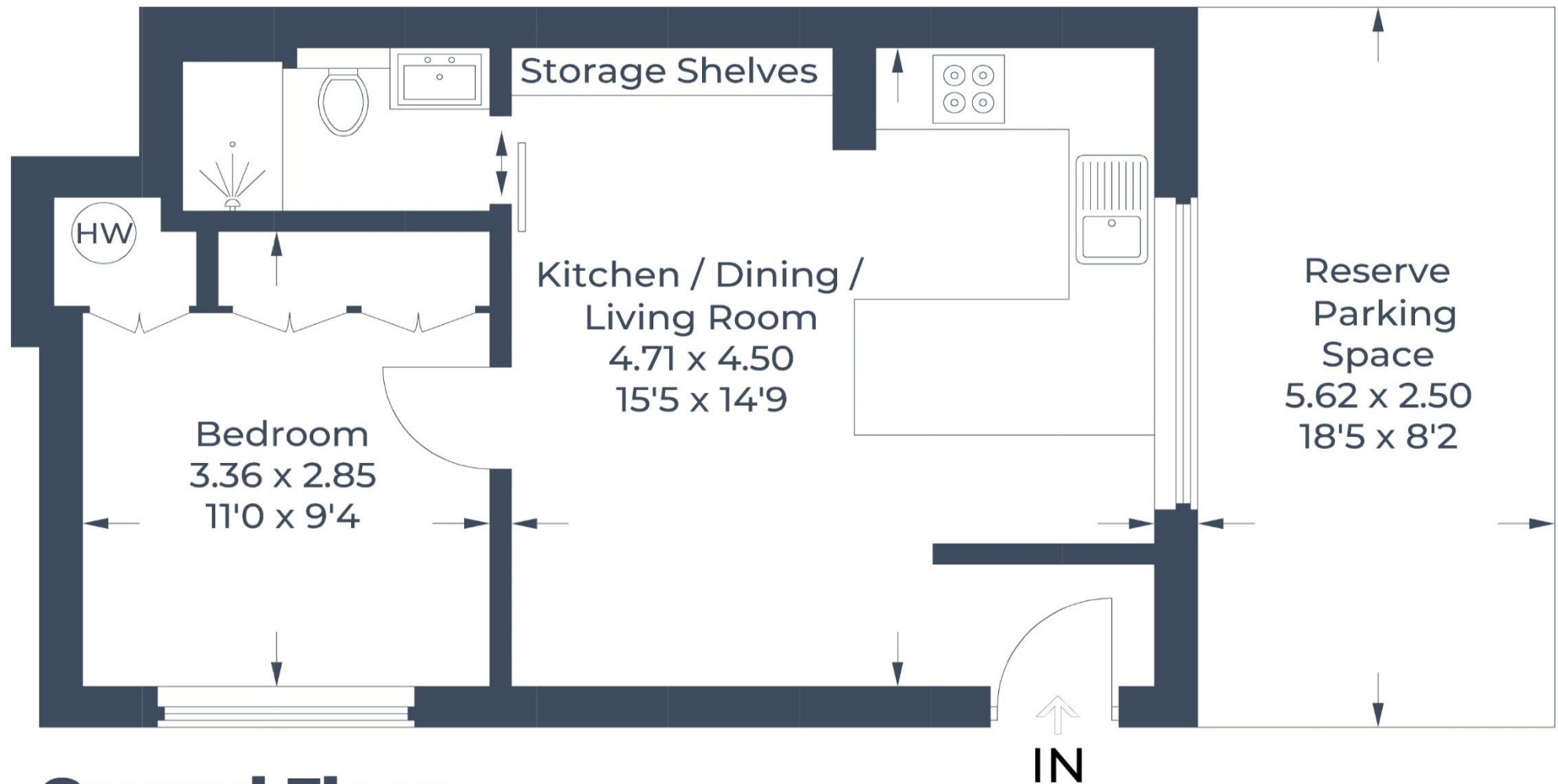
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

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

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
34.8 sq m / 374 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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