



7 BARONS COURT, MARLOW
PRICE: £365,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**FLAT 7 BARONS COURT
DEDMERE RISE
MARLOW
BUCKS SL7 1XX**

PRICE: £365,000 SHARE OF FREEHOLD

This well planned first floor apartment enjoys well presented accommodation in a convenient Town Centre setting within a level walk of the High Street.

**ATTRACTIVE COMMUNAL GARDENS:
LIVING ROOM WITH DINING AREA:
GOOD QUALITY KITCHEN:
TWO GOOD SIZE BEDROOMS:
REFITTED SHOWER ROOM:
SOUTH WEST FACING BALCONY:
GAS CENTRAL HEATING: DOUBLE
GLAZING: PLANTATION SHUTTERS:
TWO PARKING SPACES.**

TO BE SOLD: This well presented and well fitted first floor apartment is located in a popular residential area, quietly tucked away within a short walk via a footpath to Claremont Road which leads to Marlow High Street. This impressive home has been well maintained over the years, has a contemporary kitchen and shower room and a living room with a sunny west facing balcony overlooking the delightful communal gardens. Marlow has an excellent range of shopping, sporting and social facilities. For the commuter, Marlow also has a railway station with trains linking with Maidenhead, the Elizabeth Line and Paddington Station. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

SHARED ENTRANCE HALL with one other flat, an entry phone system and stairs to first floor landing with private front door to



LIVING ROOM: Entry phone system, radiator, laminate flooring, thermostat, **DINING AREA** with double doors to **BALCONY** with lighting, providing space for table and chairs overlooking the gardens with a south westerly aspect.



KITCHEN: range of stylishly equipped wall and floor units with oak work surfaces, integrated large sink with mixer tap, tiled surrounds, built in slim line Neff dishwasher, Neff oven & microwave, 4 ring Bosch induction hob with Hotpoint extractor fan over, built in fridge/freezer, integrated Hotpoint washer/dryer, coved ceiling, Amtico flooring.

INNER HALL: access to part-boarded loft with ladder, radiator, door to shower room & door to



BEDROOM ONE: built in wardrobes with sliding doors, hot water cylinder, radiator.



BEDROOM TWO: built in cupboard with hanging space and Potterton gas boiler, radiator.



SHOWER ROOM: with refitted white suite of walk in full width shower cubicle with overhead rose and hand held attachment, low level w.c., wash basin with vanity cupboard below, wall units, fitted mirror, heated towel rail, Karndean flooring, extractor fan.

OUTSIDE:

PARKING: Two allocated parking spaces.



COMMUNAL GARDENS neatly laid to lawn with shrubs and communal seating area. Brick built bin stores.

TENURE: The owners have purchased the freehold and therefore there is no longer a ground rent payment In order to maintain the quality of the flats and the grounds, as well as building insurance, there is a service charge, currently £1500 per annum.

We believe that the property is held on an original 125 year lease from 1997 and therefore now has 97 unexpired years.

M33650325

EPC BAND: B

COUNCIL TAX BAND D

VIEWING: Use the postcode **SL7 1XX** and Barons Court will be found on the left towards the end of the no through road

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

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 and furnishings.

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



NOT TO SCALE

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