



3 PENN COURT, MARLOW
PRICE: £375,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**3 PENN COURT
LOCK ROAD
MARLOW
BUCKS SL7 1QR**

PRICE: £375,000 SHARE OF FREEHOLD

Situated in the heart of the Town within a short level walk of Marlow High Street, riverside parkland and the railway station, a spacious, recently improved two bedroom first floor apartment its own garden.

**SECLUDED 40FT GARDEN:
TWO BEDROOMS: BATHROOM WITH
WHITE SUITE: LIVING ROOM:
MODERN KITCHEN: GAS CENTRAL
HEATING: DOUBLE GLAZING:
SHARE OF FREEHOLD**

TO BE SOLD: Located in one of Marlow's most sought after residential areas amongst predominantly detached houses, a light and spacious two bedroom first floor maisonette with recent work including upgrading of the kitchen and redecoration throughout. The property also has the benefit of a private south west facing 40ft garden. Penn Court is conveniently located within a quarter of a mile of Marlow's busy High Street with its variety of shops, pubs and restaurants. Close at hand is the 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 accommodation comprises:

ENTRANCE PORCH front door and door to

ENTRANCE HALL radiator, access to loft with light, shelved linen cupboard, wall thermostat.



BEDROOM ONE window overlooking the front, radiator.



BEDROOM TWO window overlooking the front, radiator, wardrobe.



BATHROOM white suite comprising panelled bath with separate shower, pedestal basin, low level WC, tiled walls, heated towel rail, vinyl floor.



LIVING ROOM double glazed window overlooking the rear, fireplace with recesses, radiator, built in meter cupboard, bi-fold door leading to Kitchen



FITTED KITCHEN a double aspect room with a range of white gloss floor and wall units with contrasting work surface, one and a half bowl single drainer stainless steel sink, Moffat gas hob with oven below and extractor hood, Glow-Worm gas fired combination boiler, space for fridge/freezer, space and plumbing for washing machine and slim line dishwasher, radiator.



OUTSIDE



PRIVATE GARDEN: South West facing and approximately 40ft in depth with shingled and paved area with panelled fence surround and raised bed area. There is a right for the Freeholder to gain access to the rear of the garages for maintenance purposes.



TENURE: SHARE OF FREEHOLD. There is an annual maintenance charge which includes buildings insurance of £685 per annum. Whilst the leaseholders have bought the Freehold, a ground rent of £10 for the flat is paid. There was an original 999 year lease of which 66 years are now expired

M24650125 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 1QR** on entering Lock Road number 3 is situated in the first block on the right at first floor level.

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.

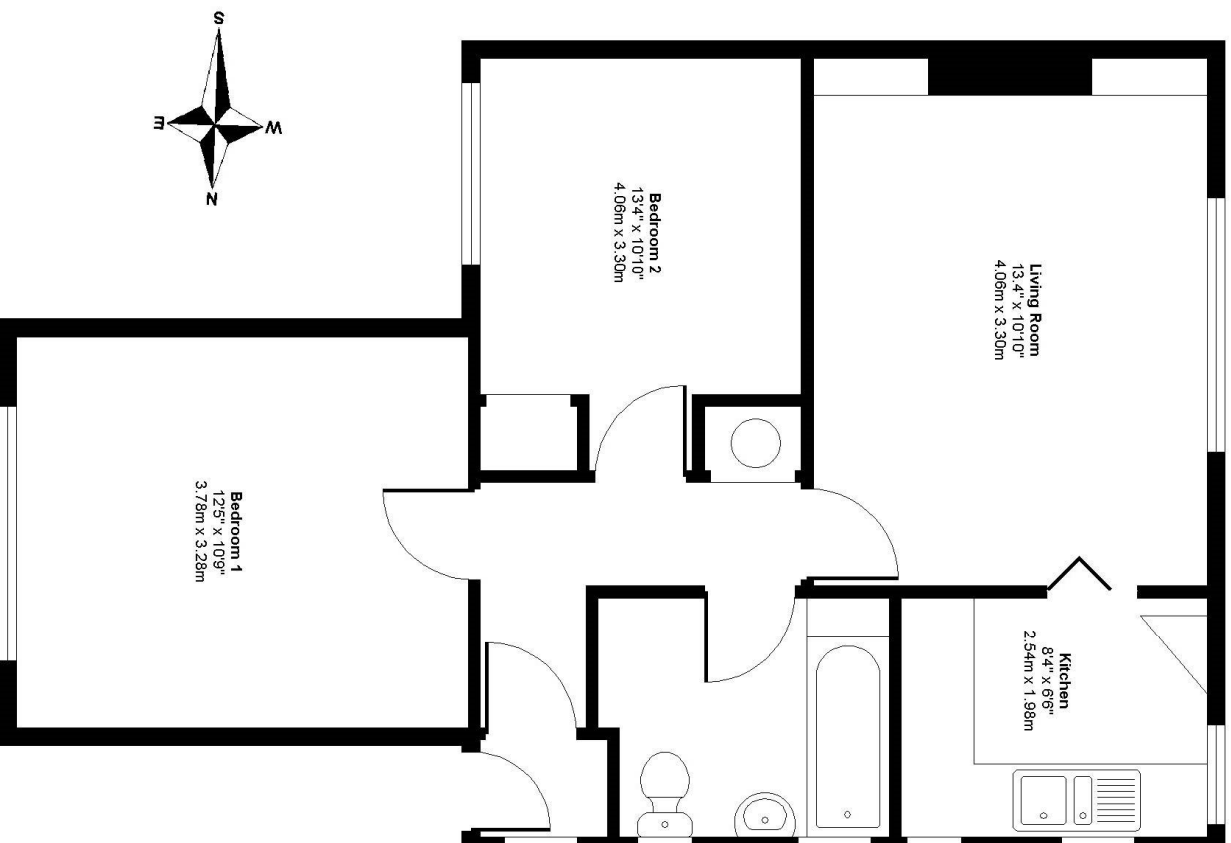
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

NOT TO SCALE

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Floor Area
Approx 621 sq ft - 58 sq m
(gross external)

3 Penn Court Lock Road Marlow Bucks