



24 LAURANCE COURT, MARLOW
PRICE: £300,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**24 LAURANCE COURT
DEAN STREET
MARLOW
BUCKS, SL7 3BW**

PRICE: £300,000 SHARE OF FREEHOLD

This spacious second floor apartment is situated in a sought after location, within an easy walk of Marlow High Street and offers well presented accommodation with good size and light rooms.

**COMMUNAL GARDENS:
DOUBLE BEDROOM:
BRAND NEW BATHROOM (NOV 25):
16 FT' LIVING ROOM:
FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
ALLOCATED AND VISITOR PARKING::
955 YEARS REMAINING OF THE LEASE:
NO ONWARD CHAIN**

TO BE SOLD: This well located second floor apartment is ideal as a first time purchase or for investment and is situated in the Town centre with a spacious parking including an allocated space and all set within an easy level walk of the High Street. The property which is being sold as share of freehold rather than leasehold has well presented accommodation and enjoys a pleasant out look over communal gardens towards the town centre. The High Street is within a few hundred yards offering an excellent range of shopping and social facilities. Marlow has a railway station with train service to Paddington, via Maidenhead, The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL ENTRANCE stairs to second floor landing with front door to

ENTRANCE VESTIBULE with useful storage cupboard housing updated electrical consumer unit. Door to

ENTRANCE HALL: access to spacious loft area.



LIVING ROOM: television and telephone points, wall thermostat, two radiators, two Velux roof lights, door to kitchen.



KITCHEN: granite style work surfaces with a range of wall and base units comprising single drainer and one and a half stainless steel sinks, electric oven with stainless steel gas hob, space for fridge/freezer, plumbing and space for washing machine, airing cupboard housing Worcester combination, Nest remote thermostat, vinyl flooring.



BEDROOM: radiator, two fitted cupboards, further eaves storage.



BRAND NEW BATHROOM: refitted in Nov 25 with a white suite of wide wash basin set in vanity cupboard with low level w.c., radiator, panelled bath with tiled wall surrounds, glazed screen, thermostatically controlled shower unit, extractor fan, window, electric shaving socket, fitted mirror and vinyl flooring.

OUTSIDE

THE COMMUNAL GARDENS are well maintained with a variety of lawns interspersed with maturing shrubs, trees and lighting.

There is a spacious car park with an **ALLOCATED PARKING SPACE** (No. 1) and choice of visitor parking.

TENURE The owners have acquired the Freehold with each flat being held on a 999 years lease from 1981. **NO GROUND RENT** is paid. In order to maintain the high quality of the communal areas, building insurance, lighting, cleaning etc, there is a **MANAGEMENT CHARGE**, currently £750 per half year.



M41730118

EPC BAND: C

COUNCIL TAX BAND D

VIEWING: Please arrange to view with our Marlow office on 01628 890707 or by emailing homes@andrewmilsom.co.uk.

DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and first left into Dean Street. Take the first left into Cambridge Road and the entrance to Laurance Court will be found immediately on the left.

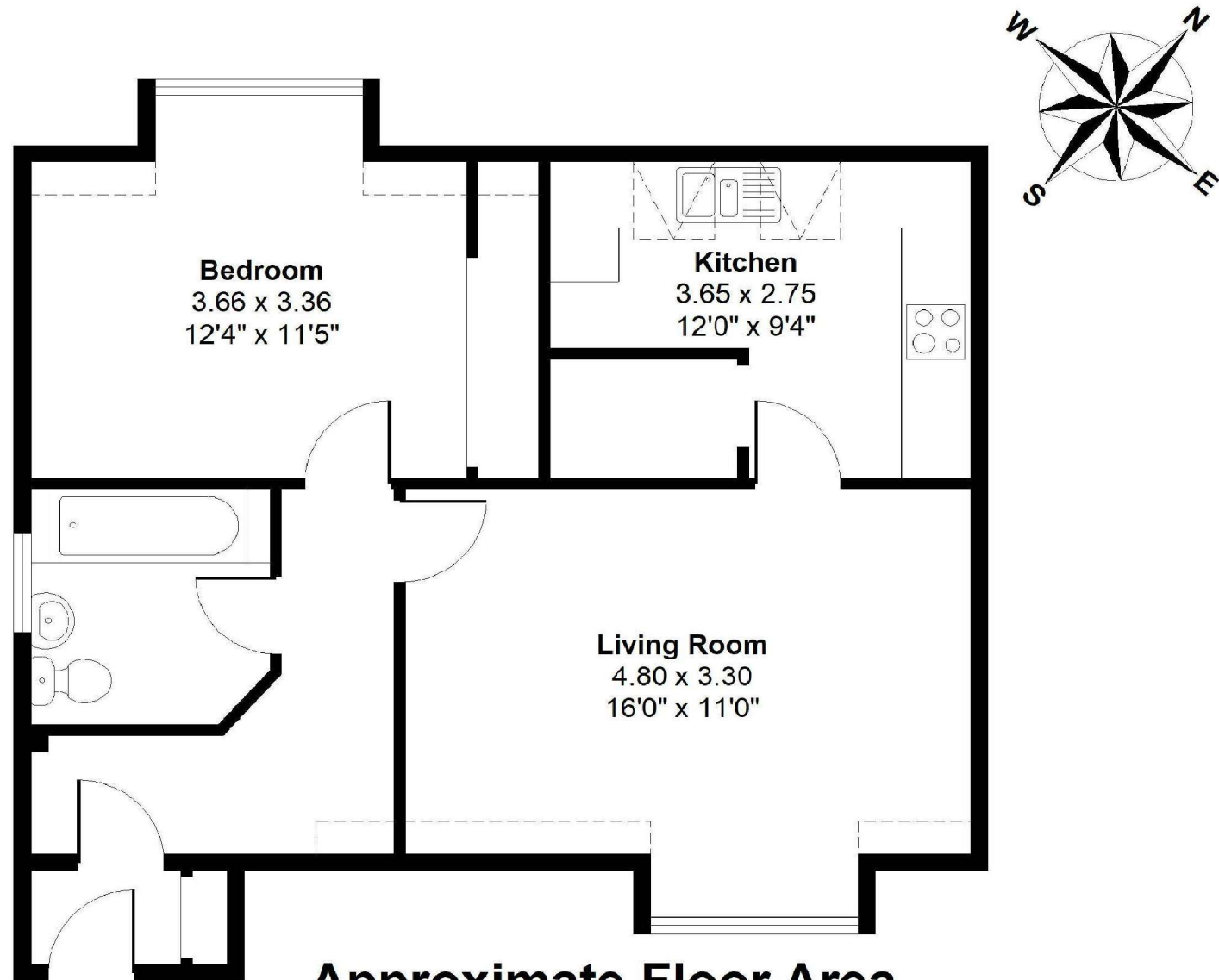
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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.

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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Approximate Floor Area
55.16 sq m - 594 sq ft
(Gross Internal)