



22 ORAM COURT, MARLOW
PRICE: £295,000 LEASEHOLD

am ANDREW
MILSON

**22 ORAM COURT
DEAN STREET
MARLOW
BUCKS SL7 3AP**

PRICE: £295,000 LEASEHOLD

A well-presented one bedroom modern second floor retirement apartment conveniently situated within a level walk of Marlow High Street.

WELL KEPT COMMUNAL GARDENS:

ONE BEDROOM: SHOWER ROOM:

LIVING ROOM: FITTED KITCHEN: DOUBLE GLAZING: ELECTRIC HEATING: PARKING: HOUSE MANAGER & RESIDENTS LOUNGE.

TO BE SOLD: a light and airy one bedroom second floor apartment forming part of this popular retirement block built by Messrs Laing Homes. This property benefits from a living room with a Juliette balcony overlooking the communal gardens, a well-equipped kitchen, refitted shower room, double glazed windows throughout and one bedroom. The apartments have been designed with ease and economy of maintenance in mind including electric heating and double glazing with a communal residents day room and a house manager who supervises the running of the development and Care Line assistance in an emergency. Occupancy is restricted to those over 60 years old. Marlow has an excellent range of shopping, sporting and social facilities including library, day centre and the River. Marlow also has a railway station with trains to London Paddington, via Maidenhead the Elizabeth line and the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The apartments are approached by a communal front door with telephone entry system leading to a large **DAY ROOM** with ample seating overlooking the landscaped gardens and with a door to a passage with stairs and a lift serving the upper floors.

ENTRANCE HALL with front door, electric heater, Useful storage cupboard also housing electrical trip switches and meters, airing cupboard housing hot water cylinder.



BEDROOM with electric wall heater, double glazed window with rear view, double wardrobe and access to loft.

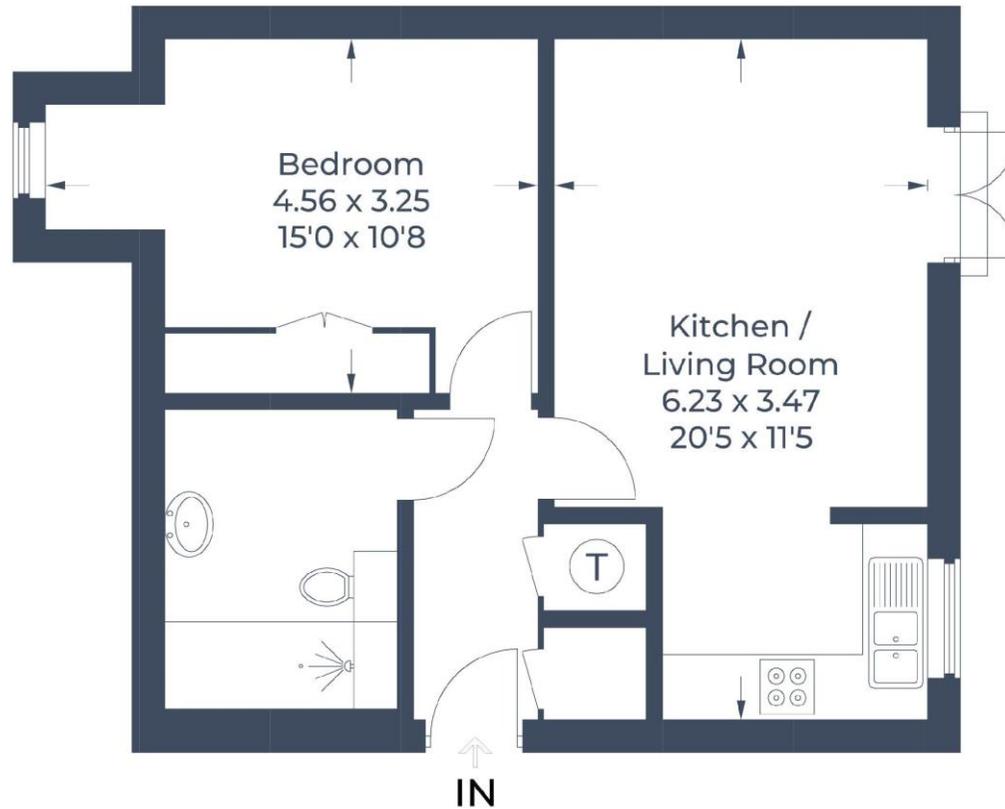


SHOWER ROOM with large tiled and glazed shower cubicle with thermostatic control and seat, pedestal basin, low level w.c., vinyl floor, tiled walls, extractor fan, wall heater, recess spot lighting, heated towel rail.



LIVING ROOM with double glazed French doors and Juliette balcony overlooking the communal gardens, electric wall mounted heater, TV point, secure entry telephone and archway to kitchen.

Approximate Gross Internal Area
45.6 sq m / 491 sq ft



Second Floor

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

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