



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.



KITCHEN fitted with range of wall and base units with one and a half stainless steel sinks, single drainer and mixer tap, working surfaces, Neff four ring ceramic hob with double oven and cooker hood, built in fridge and freezer, Hotpoint fitted washer/drier, tiled wall surrounds and double glazed window.

OUTSIDE



TO THE FRONT there is a tarmac forecourt providing ample car parking and a bin storage.



TO THE REAR there are neatly maintained communal gardens mainly paved and enjoying a south westerly aspect with a private pedestrian access to Klondyke, which provides easy access to the top of the High Street.

TENURE: The apartment is held on a 125 year lease from 2000. With a current ground rent charge of £164.70 per half year and the Service charge for the period 1st October 2024 to the 31st March 2025 was £1384.79 which includes the maintenance of the communal areas, buildings insurance and a part time House Manager.

M4866 **EPC BAND:**
COUNCIL TAX BAND: C

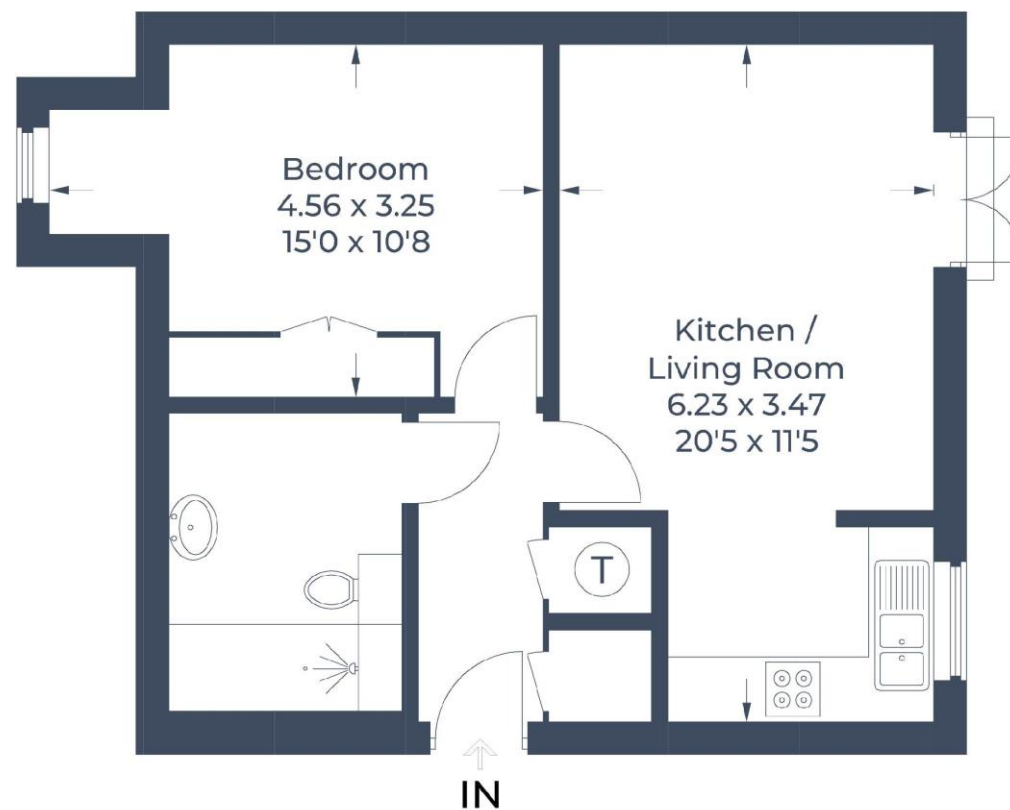
VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High Street and then turn left at the next roundabout into Dean Street. After about 200 yards, the entrance to Oram Court will be seen on the left hand side.

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.

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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