



14 LAURANCE COURT, MARLOW
PRICE: £310,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**14 LAURANCE COURT
MARLOW
BUCKS SL7 3BW**

**PRICE: £310,000 SHARE OF
FREEHOLD**

A well-presented light and airy second floor
apartment conveniently located within a short stroll
of Marlow High Street.

**WELL-KEPT COMMUNAL GARDENS:
DOUBLE BEDROOM: BATHROOM:
ENTRANCE HALL: LIVING ROOM:
KITCHEN: DOUBLE GLAZING:
ELECTRIC CENTRAL HEATING TO
RADIATORS: SINGLE GARAGE: VISITOR
PARKING: SECURE ENTRY SYSTEM.**

TO BE SOLD: situated in this popular and convenient setting within level walking distance of Marlow High Street, a well-appointed second floor one bedroom apartment providing good sized living accommodation worthy of an internal inspection. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a 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:

COMMUNAL ENTRANCE with entry phone system and stairs to First and Second Floors. Front door to



ENTRANCE HALL this area could be utilised as a study area with fitted cupboard, Velux window, wooden flooring and glazed door to

HALLWAY access to loft space, wooden flooring.



LIVING ROOM double glazed bay window providing views over the communal gardens with fitted shutters, wooden flooring, radiator.



KITCHEN fitted with a matching range of high gloss white units, granite effect work surfaces, one and a half bowl single drainer sink unit, ceramic hob, oven and microwave, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, wooden flooring, double glazed window, airing cupboard with hot water cylinder and Electric boiler.



BEDROOM double glazed window with fitted shutters, wooden flooring, fitted double wardrobe and radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., tiled floor, extractor fan, heated towel rail, Velux window.

OUTSIDE

There are well kept **COMMUNAL GARDENS** and a central parking area. The gardens are laid to lawn with shaped beds and borders, mature trees and flagstone pathways. To the west of the block there is a **SINGLE GARAGE** with up and over door.

TENURE: Share of Freehold.

REMAINING LEASE: 999 years from June 2006.

SERVICE CHARGE: £750.00 per half year.

M38050925 EPC BAND: E

COUNCIL TAX BAND: C

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode SL7 3BW Laurance Court can be found when entering from Cambridge Road on the left hand side.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result of agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

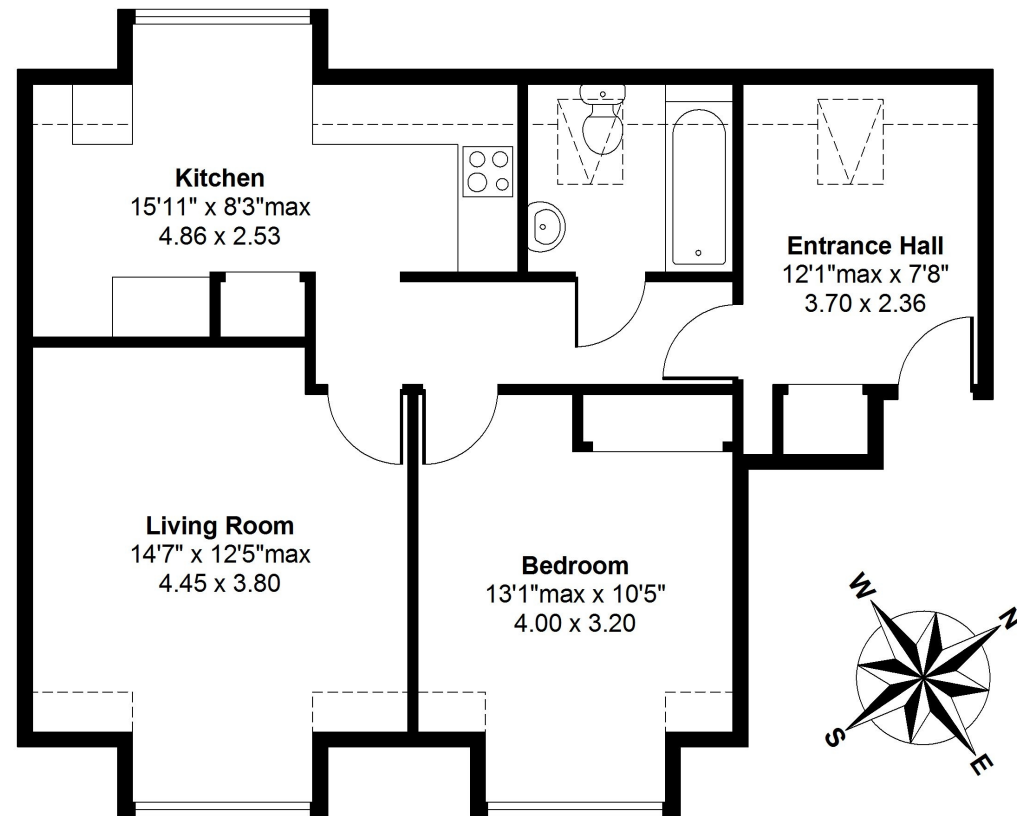
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 616 sq ft - 57.22 sq m
(Gross Internal)