



6 BARONS COURT, MARLOW
PRICE: £350,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**6 BARONS COURT
DEDMERE RISE
MARLOW
BUCKS SL7 1XX**

**PRICE: £350,000 SHARE OF
FREEHOLD**

Situated in the heart of the town within a level walk of Marlow High Street and a short stroll to the railway station and doctors surgery, a space two bedroom first floor apartment being sold with no onward chain.

**PRIVATE WEST FACING BALCONY:
TWO DOUBLE BEDROOMS: BATHROOM:
LIVING ROOM: FITTED KITCHEN: DOUBLE
GLAZING: GAS FIRED CENTRAL HEATING:
ALLOCATED & VISITOR PARKING:
COMMUNAL GARDENS: SECURITY ALARM:
NO ONWARD CHAIN.
SHARE OF FREEHOLD.**

TO BE SOLD: located in a quiet position within a five minute walk of Marlow High Street, this two bedroom first floor apartment is an ideal first time purchase or investment. The property is being sold with no onward chain and in the time of the current ownership has been improved with a replacement boiler and pressurised hot water system. The property has well-proportioned and light rooms with a living room and balcony overlooking the communal gardens. Outside is visitor car parking and allocated space. 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 shared with one other apartment with entry phone system, stairs to First Floor and personal door to

ENTRANCE HALL entry phone system, cloaks cupboard, airing cupboard housing pressurised hot water cylinder, access to loft.



BEDROOM ONE radiator.



BEDROOM TWO radiator.



BATHROOM white suite of panelled bath, shower attachment and screen, low level w.c., basin, tiled walls, radiator.



LIVING ROOM two radiators, outlook over Communal Gardens, wide opening to the Kitchen and door to **PRIVATE WEST FACING BALCONY**.



FITTED KITCHEN range of wood fronted wall and base units, working surfaces, single drainer stainless steel unit with mixer tap, four ring gas hob with cooker hood and oven under, built in fridge and freezer, slim line dishwasher, cupboard housing Worcester gas fired boiler, fitted washer/dryer.

OUTSIDE

PARKING there are two Allocated Parking Spaces and choice of Visitor Parking.



COMMUNAL GARDENS the gardens are neatly laid to lawn to the west of the property with shrubs and sitting areas with brick built bin store.



TENURE: the owners have purchased the Freehold and therefore there is no longer a ground rent payment.

In order to maintain the quality of the apartments and the grounds there is a **SERVICE CHARGE** currently £1,500 per annum which includes Building Insurance.

We believe the property is held on the original **125 YEAR LEASE** from 1997.

M48891025 EPC BAND: C

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 1XX** Barons Court will be found on the left of Dedmere Rise towards the end of the no through road.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on 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**



Approximate Gross Internal Area = 48.8 sq m / 525 sq ft

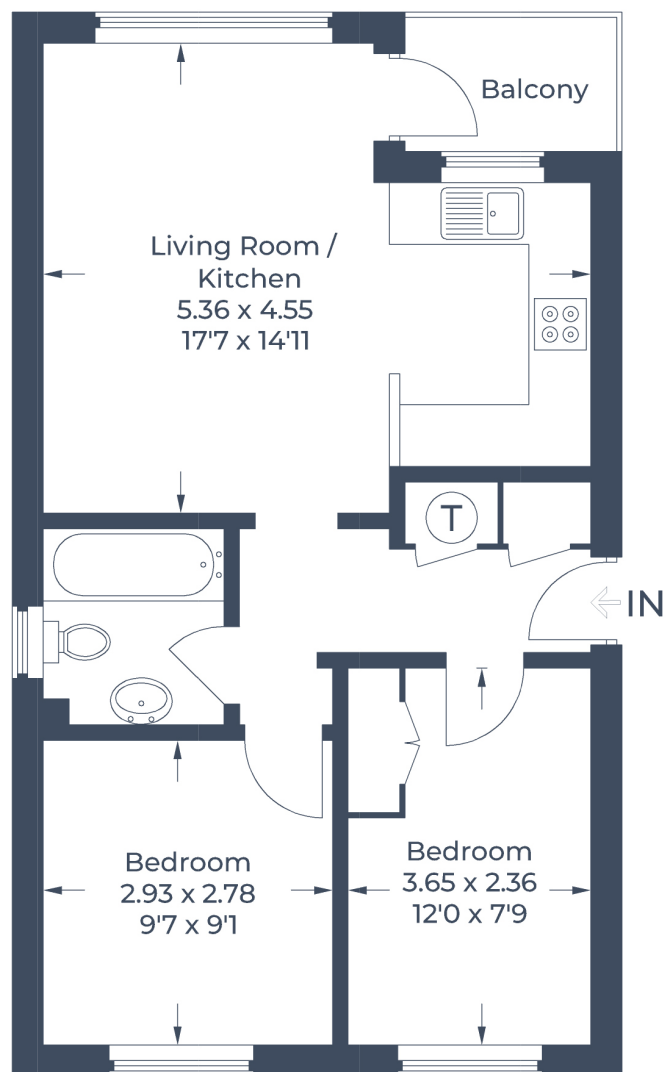


Illustration for identification purposes only,
measurements are approximate, not to scale.