



**11 ORAM COURT, MARLOW**  
**PRICE: £350,000 LEASEHOLD**

**am** ANDREW  
MILSON

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

**PRICE: £350,000 LEASEHOLD**

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

**WELL KEPT COMMUNAL GARDENS:  
TWO BEDROOMS: SHOWER ROOM:  
LIVING ROOM: FITTED KITCHEN: DOUBLE  
GLAZING: ELECTRIC HEATING: PARKING:  
HOUSE MANAGER & RESIDENTS LOUNGE.**

**TO BE SOLD:** a two bedroom first 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 modern kitchen, refitted shower room, double glazed windows throughout and two bedrooms. The apartments have been designed with ease and economy of maintenance in mind including cavity insulation, economy seven 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 which will connect to Crossrail in 2018 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 video entry phone 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. There is private front door to No 11.

**ENTRANCE HALL** with front door, storage heater, airing cupboard housing hot water cylinder with peak and off peak immersions.



**BEDROOM ONE:** 9' x 9'3 (2.74 x 2.82m) with electric wall heater, double glazed window with view over Gardens, double wardrobe.



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



**BEDROOM TWO:** 10'9 x 6'5 (3.28 x 1.96m) electric wall heater, single cupboard.



**LIVING ROOM:** 13'1 x 12'8 (3.99 x 3.86m) with Juliette balcony overlooking the communal gardens, electric coal effect fire with Adam style mantel and stone hearth, storage heater, secure entry telephone and door to separate kitchen.



**FITTED KITCHEN:** 10'7 x 7'3 (3.23 x 2.21m) separate to the living room and fitted with range of wood fronted wall and base units with one and a half stainless steel sinks, single drainer and mixer tap, wood edged working surfaces, Neff four ring ceramic hob with double oven and cooker hood, built in fridge and freezer, space for table, Neff fitted washer/drier, tiled wall surrounds, pelmet lighting, recess spot lighting.

## 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 with a private pedestrian access to Klondyke, which provides easy access to the top of the High Street. This flat overlooks a secluded garden with a North and West aspect. The Communal Areas are laid to lawn, lit and interspersed with a variety of trees and shrubs.

**TENURE:** The apartment is held on a 125 year lease with approximately 102 years unexpired with a current ground rent charge of £177.50 per half year and the Service charge for the period 22<sup>nd</sup> February to October 2023 was £1737.76 which includes the maintenance of the communal areas, buildings insurance and a house manager.

**M43220419**

**EPC BAND: C**

**COUNCIL TAX BAND: D**

**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 High Street Marlow office proceed to the Obelisk roundabout and turn right into Spittal Street and then turn left into Dean Street and proceed for approximately 100 yards where the entrance to Oram Court can be found 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.

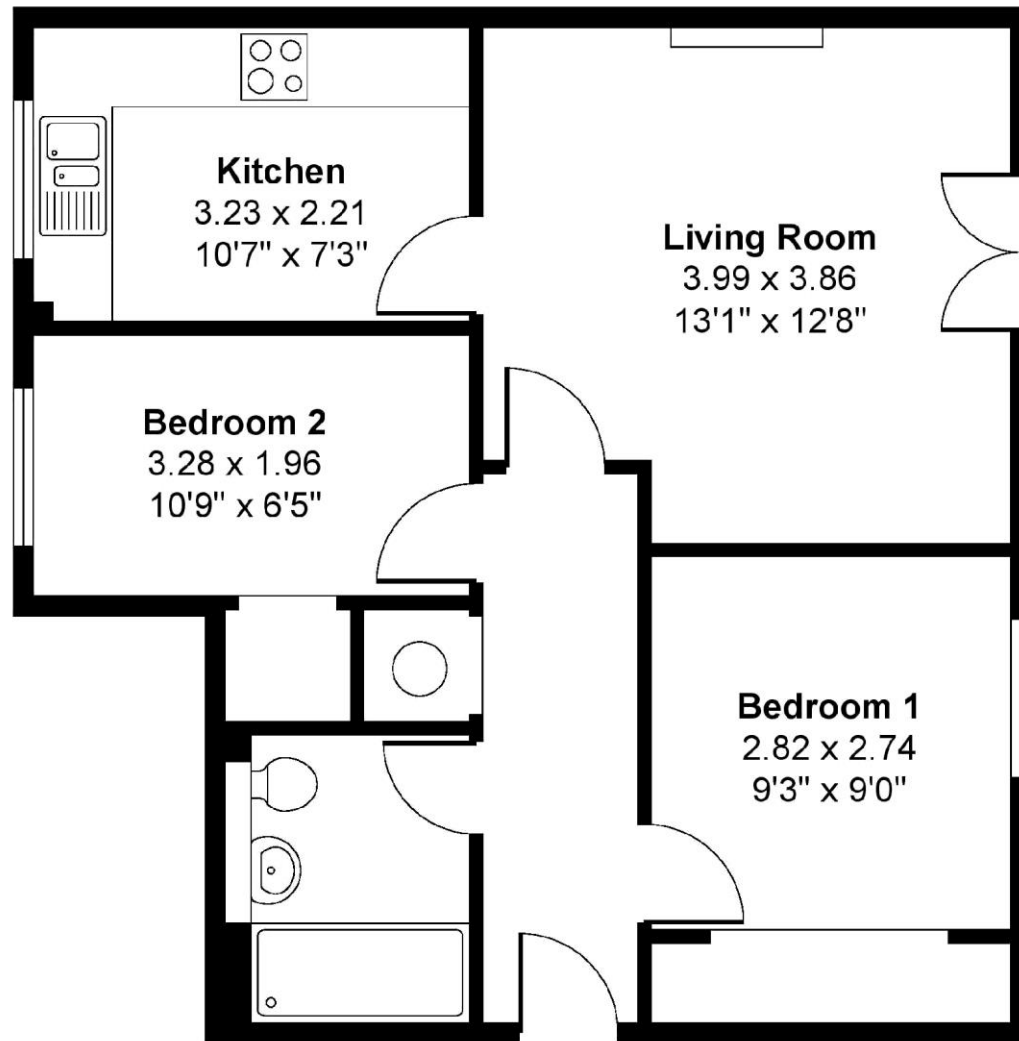
*Even if you are not buying or selling through us, **Attfield James Independent Financial Advisers** can guide you through the mortgage maze (there are over 4,000 schemes on the market). They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.*

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

**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**  
51.04 sq m - 549 sq ft  
(Gross Internal)