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SIMMONS & SONS



3 Hanchett Court, Station Road
Marlow, SL7 1NW

Asking Price £400,000
Share of Freehold

**3 Hanchett Court
Station Road
Marlow
SL7 1NW**

- **A Two Double Bedroom** Maisonette
- Within a Short Walk of the High Street
- Requiring Updating/Modernisation
- Kitchen
- Spacious Living/Dining Room
- Bathroom
- Garage & Car Port
- Long Lease
- **NO ONWARD CHAIN**



Number 3 Hanchett Court is a spacious First Floor Maisonette in a superb location just a short walk from the High Street, Station, Open Parkland and River Thames. Whilst requiring updating, this property is perfectly liveable and offers lots of potential for a buyer to create a lovely home in a fabulous location. The property benefits from a Garage and Parking Space. Available to the market with **NO ONWARD CHAIN** and benefitting from a 949 year Lease, early viewings are advised to avoid disappointment.

Accommodation

The front door opens into an Entrance Hall. The Kitchen is front aspect and requires updating/modernisation. The Living/Dining Room is bright and spacious. There are Two Double Bedrooms, one with a built-in wardrobe and a Bathroom requiring updating/modernisation.

Exterior

To the outside is a Car Port with parking for one vehicle and single Garage.



Situation

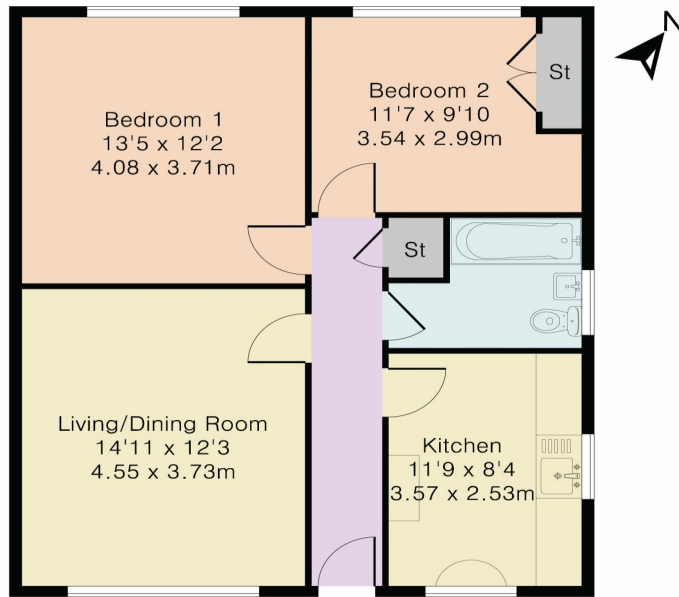
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

Directions

From the offices of **SIMMONS & SONS MARLOW**, proceed down the High Street towards Marlow Bridge . At the mini roundabout turn left into Station Road and continue for about 200 yards where Hanchett Court will be found on the right hand side shortly before the junction with Lock Road. A representative of Simmons & Sons will meet you at the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 687 sq ft – 64 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Council Tax/Wycombe

Tax Band D

Lease Information:

999 Years from September 1974 - 949 years remaining

Agent's Note: This information has been provided by the Vendor. Any purchaser entering into negotiation should satisfy themselves through their legal representative that such are accurate.

Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

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