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SIMMONS & SONS



Alfred Davis Court

First Floor 1-Bedroom Apartment With No Onward Chain

Asking Price £200,000

Leasehold

**Flat 7 Alfred Davis Court,
Wethered Road,
Marlow,
Buckinghamshire
SL7 3EA**

- First Floor Apartment
- Spacious Living Room open plan to Kitchen
- Living area With Juliet Balcony
- Bathroom
- Double Bedroom With Built in Wardrobe
- Communal Gardens
- Parking
- Level Walk to the High Street
- Ideal For First Time Buyers and Buy-To-Let Landlords
- **No Onward Chain**



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

New to the market, this charming first floor apartment in Marlow is the perfect opportunity for First Time Buyers and Buy-To-Let Landlords alike. Situated in a sought-after location just a level walk from the High Street, this property boasts convenient proximity to local amenities and popular schools. Offering allocated parking and nestled within well-kept communal gardens, this spacious 1-bedroom, 1-bathroom apartment is ideal for those seeking a comfortable and well-connected living space. With a generous 352 Sq Ft of living space, this property is perfect for modern living and is offered to the market with no onward chain. Located in this cul-de-sac position in the heart of Marlow, this apartment benefits from excellent transport links to the A404, M40, and M4, making it easy to explore the surrounding areas. Marlow town centre is just a short 0.4-mile stroll away, offering a vibrant array of shops, restaurants, riverside walks along the River Thames, and easy access to the local train station.

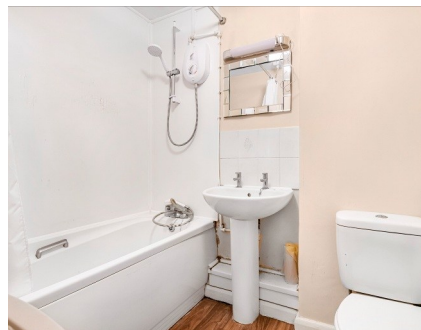


Accommodation The communal front door opens into the Communal Hallway with stairs rising to the First Floor. The Front door to the flat is found on the first floor. The Front door opens into the Entrance Hall with doors to all rooms and has an airing cupboard housing a hot water tank and immersion heater. The Open plan Living Room/Kitchen gives ample room and convenience and is a bright space with sliding patio doors opening to the Juliet Balcony. The Double Bedroom has built in wardrobe. It has a three piece white suite in the bathroom.

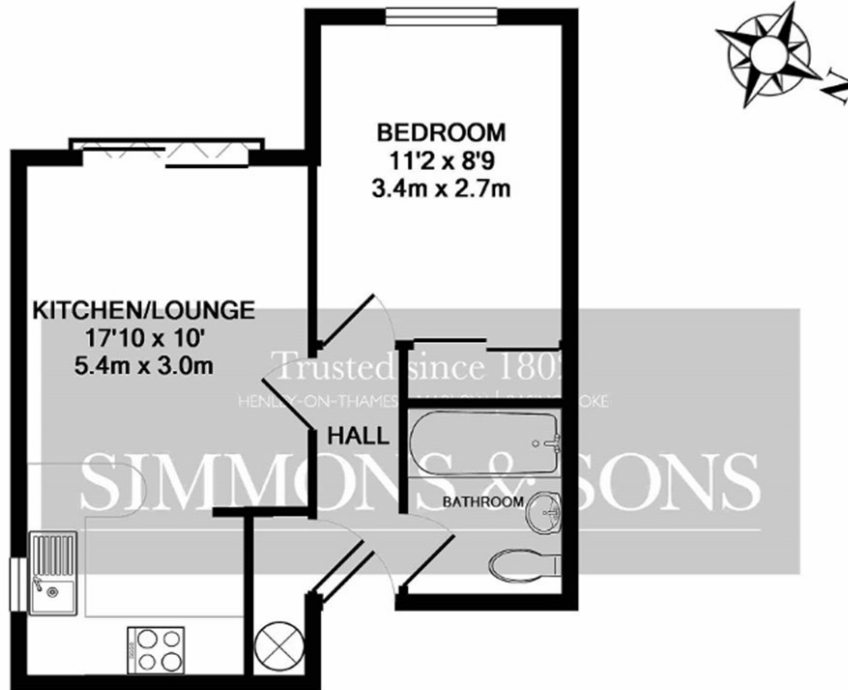
Exterior The Communal Garden is laid to lawn wood panelled fencing and gated access.

Parking Allocated parking space and visitor bays.

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** of Marlow proceed out of Marlow along Spittal Street to the mini-roundabout turning left into Dean Street take the first turning right bisecting car park into Trinity Road and at junction turn right and then left where the property will be found on the right hand side. A representative of Simmons & Sons will meet you at the property.



TOTAL APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax:

Wycombe District Council - Tax Band C

Lease: 125 Years From 29th April 1994

Ground Rent: £45 per annum

Service Chages: c £2,300 per annum

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.

VIEWINGS - Strictly by appointment with:

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