



Trusted since 1802  
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE  
**SIMMONS & SONS**

**Trinity Court, Wethered Road, Marlow**

Spacious one bedroom ground floor apartment for over 55's

**Guide Price £240,000**

Leasehold



## 16 Trinity Court, Wethered Road

### Marlow, SL7 3TZ

- No onward chain
- Lounge/diner with doors leading on to the private patio area
- Modern Shower Room
- Bedroom with built in wardrobe and storage
- Communal grounds, lounges & laundry room
- 24-hour careline response system
- House manager & visitor's guest suite
- Walking distance to the high street
- Residents' car park



Introducing this well maintained ground floor retirement flat for residence over the age of 55, in this popular position in Marlow. Nestled within a social retirement community, this spacious one-bedroom property features a private patio and access to beautifully maintained communal gardens. Inside, you'll find a generously sized lounge/diner with doors leading onto the private front patio. The property boasts a modern shower room and a double bedroom with built in storage. Residents have access to communal lounges for socialising, a laundry facility, and the convenience of a house manager and a 24-hour emergency careline response system. There is also a guest accommodation available to visitors to rent by the night. Conveniently located just a short level walk from Marlow's high street, you'll have easy access to boutiques, shops, coffee shops, and restaurants right at your doorstep. The property is offered to the market with no onward chain.



## Exterior

To the front of the property there is a communal entrance giving secure access to Trinity Court residence. From the property you will find access to the patio area. To the rear of the building, you will find the beautifully maintained communal gardens.

## Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.

## Services

Heating: Electric  
 Water: Mains Supply  
 Sewerage: Mains Supply  
 Broadband: Ask Agent

## Lease Information

Lease remaining – 61 years  
 Ground Rent – £186.70 a year  
 Service Charge - £3,998.00 a year



Local Authority - Buckinghamshire Council

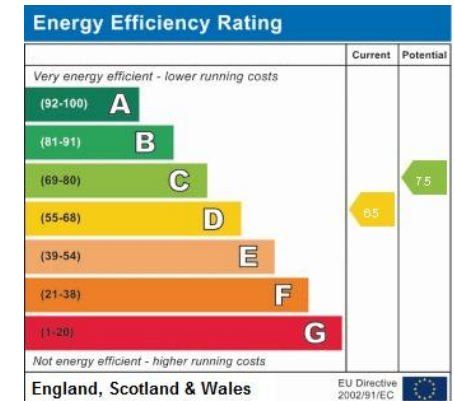
Council Tax Band - D

Energy Performance Rating - D65

## Wethered Road, Marlow, SL7

Approximate Area = 462 sq ft / 42.9 sq m

For identification only - Not to scale

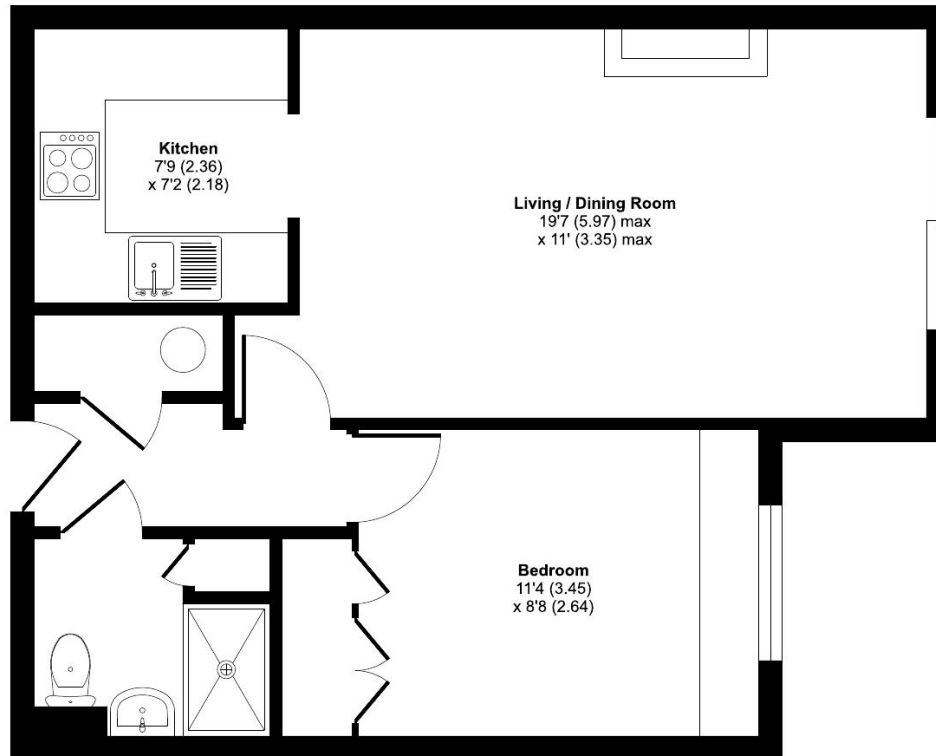


VIEWINGS - Strictly by appointment only  
with Simmons & Sons - Marlow Sales

T: 01628 484353

E: [marlowsales@simmonsandsons.com](mailto:marlowsales@simmonsandsons.com)

W: <http://www.simmonsandsons.com>



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Simmons & Sons. REF: 826150

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 has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 327711

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151

# SIMMONS & SONS