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SIMMONS & SONS

Trinity Court, Marlow

Spacious One Bedroom Ground Floor Apartment For Over 55's

Asking Price £225,000

Leasehold

9 Trinity Court, Wethered Road Marlow, SL7 3TZ

- Lounge/diner with doors leading on to the private patio area
- Shower Room
- Bedroom with fitted wardrobe and view to the communal gardens
- Communal grounds, lounges & laundry room
- 24-hour careline response system
- House manager & visitor's guest suite
- Walking distance to the high street
- No onward chain
- Lease renewed in 2022 with approximately 151 years remaining



Introducing this 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 rear patio, offering tranquil views of the gardens. The property boasts a shower room and a bedroom with views of the communal gardens. 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 lease was renewed in 2022, and 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. To the rear of the property, you will find the patio area with lovely views over 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.



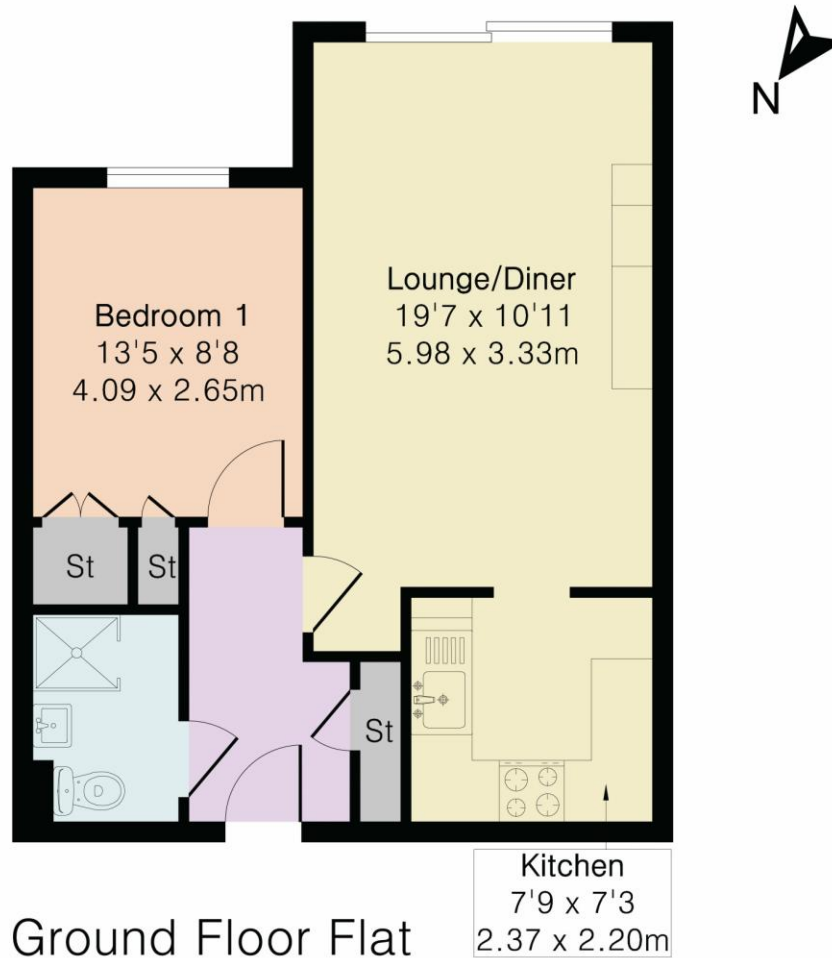
Services

Heating: Electric
Water: Mains Supply
Sewerage: Mains Supply

Lease info

151 years remaining, Ground Rent - £250 a year,
Services Charges £4053 a year.

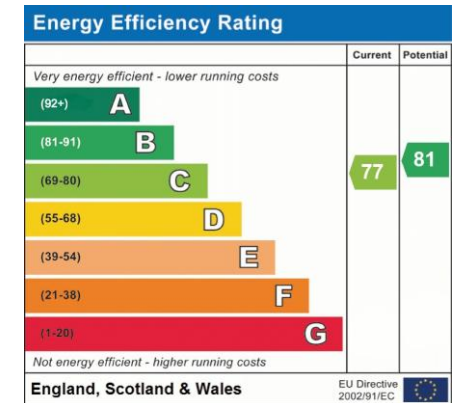
Approximate Gross Internal Area 458 sq ft - 43 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating – **C77**



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

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