



**7 RAVENSCOURT, MARLOW
PRICE: £230,000 LEASEHOLD**

am ANDREW
MILSOM

**7 RAVENSCOURT
GUNTHORPE ROAD
MARLOW
BUCKS SL7 1XY**

PRICE: £230,000 LEASEHOLD

This tidily presented and well planned two bedroom ground floor apartment is situated within a mile of Marlow High Street in a popular residential area with off road parking.

PRIVATE ENTRANCE:

COMMUNAL GARDENS:

TWO BEDROOMS: BATHROOM:

SITTING ROOM: FITTED KITCHEN:

GAS CENTRAL HEATING:

DOUBLE GLAZING:

NO ONWARD CHAIN:

ALLOCATED AND VISITOR PARKING.

TO BE SOLD: This well planned two bedroom ground floor apartment has been redecorated and offers spacious accommodation ideal for a first time, investment or retirement purchase. The property offers spacious and tidily presented accommodation with a modern bathroom and kitchen as well as double glazing and gas ventral heating. Marlow town centre has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages is about a mile distant. Marlow also has a railway station with trains to London Paddington via Maidenhead and for the commuter the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

ENTRANCE HALL with radiator, coved ceiling, laminated flooring, dado rail and door leading to:



SITTING ROOM: about 13'9 x 12'10 (4.19 x 3.91m) a front aspect room with double glazed leaded windows, double radiator, dado rail, central heating thermostat, coved ceiling, television aerial and telephone points, laminated flooring, deep storage cupboard, wide opening to



KITCHEN: 9'9 x 5'3 (2.97 x 1.60m) a front aspect room with double glazed leaded window, coved ceiling, fitted Indesit fridge/freezer, washer/dryer, tiled surround, four ring gas hob with Stoves electric oven, stainless steel extractor fan, matching wall and base units with laminated work surface, stainless steel single drainer sink unit, Worcester combination boiler, laminated strip flooring. To one corner of the sitting room is a lobby with radiator and door to



BEDROOM ONE: about 9'9 x 9'9 (2.97m) double glazed window to the rear with views over the garden, radiator, coved ceiling.



BEDROOM TWO: 9'9 x 6'10 (2.97 x 2.08m) double glazed window to the rear with views over communal gardens, coved ceiling, radiator.

To the other corner of the sitting room is another lobby with useful storage/wardrobe cupboard with radiator and door to



BATHROOM: with frosted double glazed window, panel enclosed bath with shower attachment and spray screen over, pedestal wash

basin, low level w.c., vinyl flooring, towel rail radiator and ceiling down lighters, tiled splash backs.



OUTSIDE: Communal areas of lawn, pathway to

CAR PARK: reserved car parking space, plus visitor parking.

TENURE: LEASEHOLD. There are 87 years unexpired from its original term of 125 years. The ground rent is currently £224 per annum and there is also an annual maintenance charge covering the communal areas, building insurance, etc, which is in the region of £1500.

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EPC BAND: C

COUNCIL TAX BAND C

DIRECTIONS: From our Marlow High Street Office, proceed towards the top of the High Street to the obelisk roundabout turning right onto Spittal Street. At the next mini roundabout, proceed straight across onto Chapel Street which becomes Little Marlow Road. Continue to the next roundabout where turn right onto Wiltshire road, through the width restriction and next right

into Gunthorpe Road where the apartment block can be found on the right hand side.

VIEWING: To avoid disappointment, please arrange to view with our Marlow office **01628 890707** or **homes@andrewmilsom.co.uk**.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325

6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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

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, fixtures and fittings.

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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