



3 LAURANCE COURT, MARLOW
PRICE: £435,000 SHARE OF FREEHOLD

am ANDREW
MILSON

**3 LAURANCE COURT
DEAN STREET
MARLOW
BUCKS SL7 3BW**

PRICE: £435,000 SHARE OF FREEHOLD

A stunning two bedroom first floor apartment having been tastefully redecorated and refitted and now offering light and airy top quality accommodation in a prime town centre location.

**ATTRACTIVE COMMUNAL GROUNDS:
COMMUNAL & PRIVATE HALLS:
TWO DOUBLE BEDROOMS:
REFITTED SHOWER ROOM:
SITTING/DINING ROOM: QUALITY
FLOOR COVERINGS: REFITTED
KITCHEN: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE.**

TO BE SOLD: The current owner, as part of the refurbishment project recently decorated and recarpeted. The sitting/dining room has a bay window overlooking the central gardens and. both bedrooms will take double beds with bedroom one being more generous. The shower room has been re-fitted to a high standard and includes a generous shower cubicle, wash hand basin and WC and this home has gas central heating with upgraded boiler. Laurance Court has well kept and maintained communal gardens. No 3 has a single garage, allocated and visitor parking. The apartment is located in central Marlow, only a short and level walk to the High Street with its wide range of shops and, restaurants. The railway station is less than a mile. Further attractions include Riley and Higginson Parks, Thames side walks and nearby. Sir William Borlase Grammar School.

The accommodation comprises:

COMMUNAL ENTRANCE secure front entry door and steps to upper floors.

ENTRANCE LOBBY front door and door to

INNER HALL entry phone, **refurbished laundry/utility**



REFITTED KITCHEN granite working surfaces, one and a half sinks, mixer tap, grooved drainer, two ovens, fridge, freezer, washing machine, AEG four ring gas hob, cooker hood, Glow-worm combination gas boiler.



BEDROOM ONE radiator



BEDROOM TWO radiator, view over the gardens towards the courtyard parking



REFITTED SHOWER ROOM with glazed shower cubicle with overhead rose and handheld attachment, contemporary wash basin set on vanity drawers, low over WC, heated towel rail, partly tiled walls, extractor fan



SITTING/DINING ROOM with two radiators, deep bay window view over the gardens towards the courtyard parking.



OUTSIDE

There are well kept **COMMUNAL GROUNDS** to both front and rear of the property.

GARAGE (No 10) in nearby block. Choice of visitor parking spaces. **ONE ALLOCATED PARKING SPACE**



TENURE: Share of Freehold.

MAINTAINENCE CHARGES:
Approximately £750 per half year.

LEASE: We understand that there is a 999 year lease from 1981



M46360726

EPC BAND: C

COUNCIL TAX BAND: D

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



VIEWING: Please arrange to view with our **Marlow office** homes@andrewmilsom.co.uk.
01628 890707

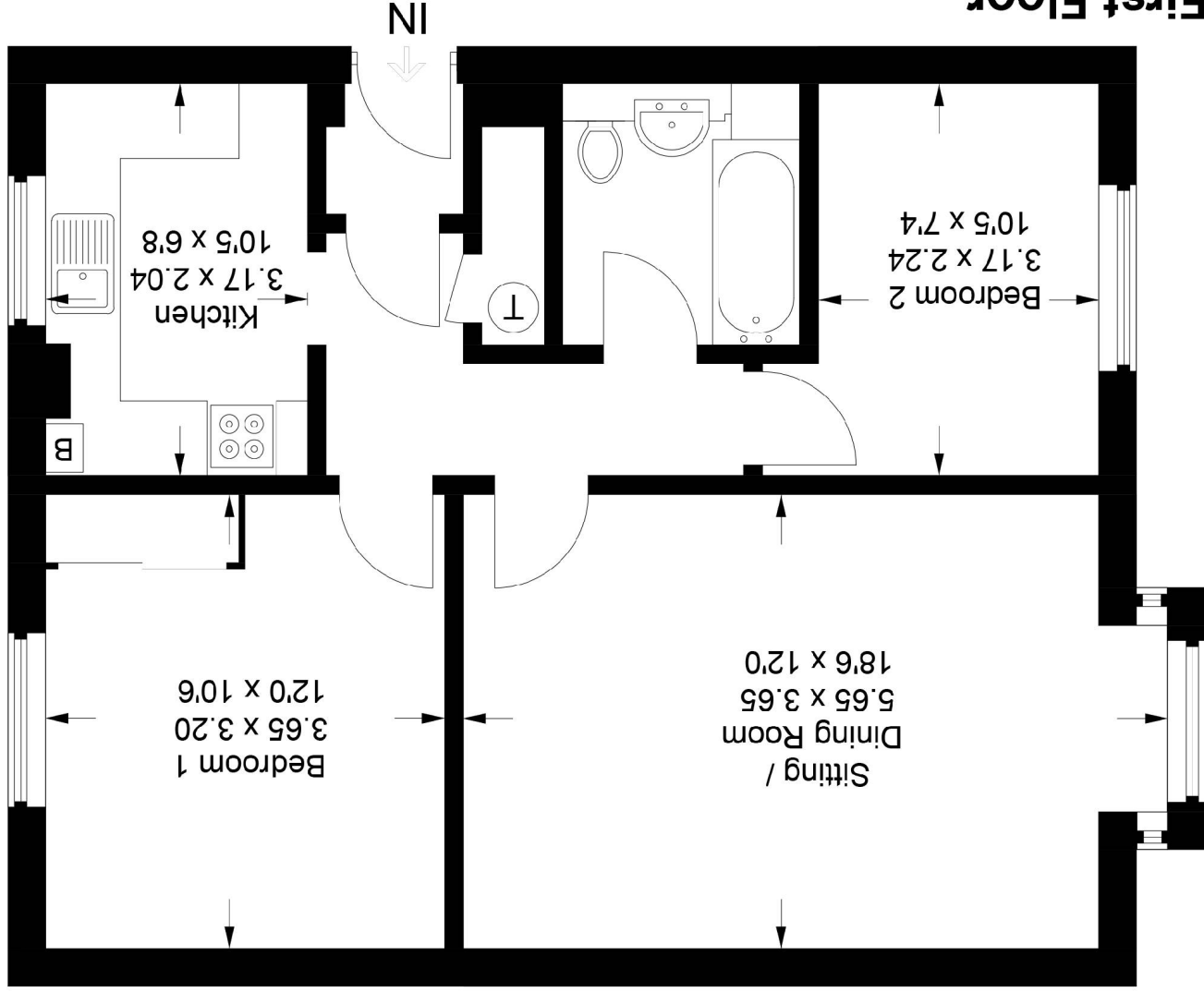
DIRECTIONS: use **SL7 3BW** where Laurance Court can be found on the corner of Cambridge Road and Dean Street

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.



Approximate Gross Internal Area
59.6 sq m / 641 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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