



18 ORAM COURT, MARLOW
PRICE: £294,000 LEASEHOLD

am ANDREW
MILSON

**18 ORAM COURT
DEAN STREET
MARLOW
BUCKS SL7 3AP**

PRICE: £294,000 LEASEHOLD

A well-presented two bedroom modern first floor retirement apartment conveniently situated within a level walk of Marlow High Street.

**WELL KEPT COMMUNAL GARDENS:
TWO BEDROOMS: SHOWER ROOM:
LIVING ROOM: FITTED KITCHEN: DOUBLE
GLAZING: ELECTRIC HEATING: PARKING:
HOUSE MANAGER & RESIDENTS LOUNGE.**

TO BE SOLD: a light and airy two bedroom first floor apartment forming part of this popular retirement block built by Messrs Laing Homes. This property benefits from a living room, a well-equipped kitchen, refitted shower room, double glazed windows throughout and two bedrooms. The apartments have been designed with ease and economy of maintenance in mind including electric heating and double glazing with a communal residents day room and a house manager who supervises the running of the development and Care Line assistance in an emergency. Occupancy is restricted to those over 60 years old. Marlow has an excellent range of shopping, sporting and social facilities including library, day centre and the River. Marlow also has a railway station with trains to London Paddington, via Maidenhead the Elizabeth line and the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The apartments are approached by a communal front door with telephone entry system leading to a large **DAY ROOM** with ample seating overlooking the landscaped gardens and with a door to a passage with stairs and a lift serving the upper floors.

ENTRANCE HALL with front door, electric heater, Useful storage cupboard also housing electrical trip switches and meters, airing cupboard housing hot water cylinder.



BEDROOM ONE with electric wall heater, double glazed window to the front, double fitted wardrobe



SHOWER ROOM with large tiled and glazed shower cubicle with Mira overhead shower and handheld shower attachment, vanity basin with drawer below, low level w.c., vinyl floor, tiled walls, extractor fan, dimplex wall heater, recess spot lighting, heated towel rail.

BEDROOM TWO with electric heater, double glazed window to the front.





LIVING ROOM with double glazed French doors and Juliette balcony overlooking the front entrance, electric wall mounted heater, TV point, secure entry telephone and archway to kitchen.



KITCHEN AREA fitted with range of wall and base units with one and a half stainless steel sinks, single drainer and mixer tap, working surfaces, Neff four ring ceramic hob with double oven and cooker hood, built in fridge and freezer, Hotpoint fitted washing machine, tiled wall surrounds.

OUTSIDE



TO THE FRONT there is a tarmac forecourt providing ample car parking and a bin storage.



TO THE REAR there are neatly maintained communal gardens mainly paved and enjoying a south westerly aspect with a private pedestrian access to Klondyke, which provides easy access to the top of the High Street.

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

TENURE: The apartment is held on a 125 year lease from 2000. With a current ground rent charge of approximately £1800.00 per half year and an approximate annual service charge £1300.00 which includes the maintenance of the communal areas, buildings insurance and a part time House Manager.

M4907

EPC BAND:C

COUNCIL TAX BAND: D

DIRECTIONS: from our Marlow office turn right at the top of the High Street and then turn left at the next roundabout into Dean Street. After about 200 yards, the entrance to Oram Court will be seen on the left hand side.

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 and furnishings.

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

Approximate Gross Internal Area
53.6 sq m / 578 sq ft

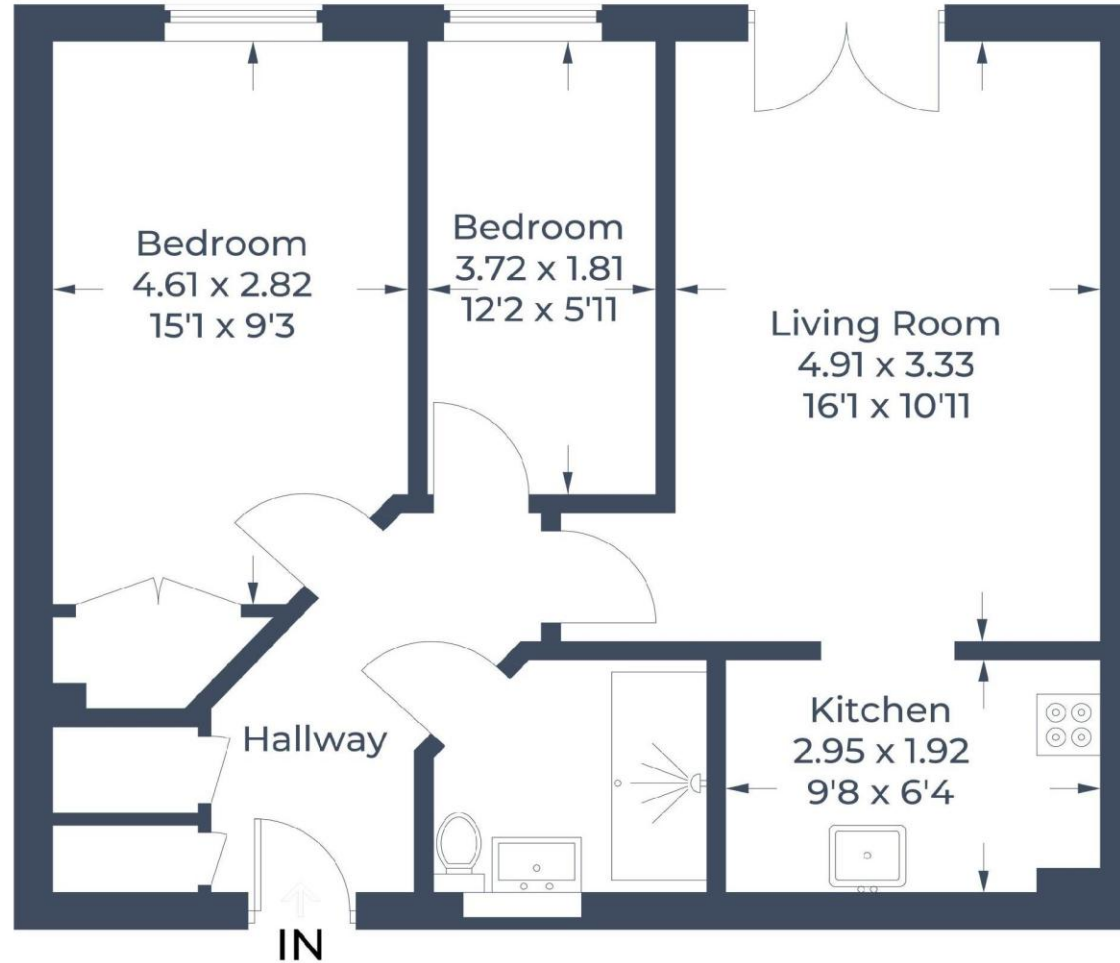


Illustration for identification purposes only,
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