



21 ORAM COURT, MARLOW
PRICE: £255,950 LEASEHOLD

am ANDREW
MILSON

**21 ORAM COURT
MARLOW
BUCKS SL7 3AP**

PRICE: £255,950 LEASEHOLD

This well presented modern second (top) floor retirement apartment, with a nearby lift, is situated within easy level walking distance of the High Street.

**COMMUNAL GARDENS:
DOUBLE BEDROOM WITH WARDROBE:
LARGE SHOWER ROOM: LIVING ROOM:
WELL EQUIPPED KITCHEN:
ELECTRIC HEATING:
DOUBLE GLAZING: HOUSE MANAGER:
AMPLE PARKING.**

TO BE SOLD: this well planned and spacious second (top) floor apartment forms part of the popular Oram Court retirement block built by Laing Homes in a tucked away yet convenient location. The property benefits from a living room, a well-equipped modern kitchen with appliances, double bedroom, large shower room and double glazing throughout. The apartments have been designed with ease and economy of maintenance in mind including cavity insulation, electric heating and double glazing. There is a communal resident's day room and a part time House Manager who supervises the running of the development. Carline Emergency is also provided. Occupancy is restricted to those over 60 years of age. Marlow has a railway station with trains to London Paddington, via Maidenhead, which will connect to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

The apartments are approached by a Communal Front Door with entry system leading to a large **DAY ROOM**



with ample seating and overlooking, and with access to, the attractive landscaped gardens. A lift provides access to the first and second floors.

On the Second Floor there is a spacious landing with heating, lighting and Velux roof lights with private front door to

ENTRANCE HALL with access to loft, electric night storage heater, meter cupboard.



LIVING ROOM with front aspect, dimmer light switches, night storage heater, television aerial point, ceiling fan, arch to



KITCHEN with wood edged laminated work surface with stainless steel sink unit inset, an excellent range of drawers and cupboard under as well as integrated Neff washing machine, Neff four plate ceramic hob with integrated cooker hood over and double oven under, ample wall cupboards with lighting under, tiled splash backs, fitted shelves, inset lighting, integrated fridge freezer.



BEDROOM with telephone and television aerial points, electric heater, dimmer light switch, airing cupboard with pressurised hot water tank, built in double wardrobe with light, front aspect.



LARGE BATHROOM with low level w.c., generous walk in shower, pedestal wash basin, electric towel rail, fully tiled walls, extractor fan, electric down heater, electric shaver point, inset lighting.

OUTSIDE

TO THE FRONT there is an extensive tarmac forecourt providing ample car parking as well as a bin storage area.



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

TENURE: the apartment is held on a 125 year lease from 2000, so approximately 99 years unexpired.

CURRENT GROUND RENT: £180.70 paid six monthly.

The latest **MAINTENANCE CHARGE** TBC. This includes the maintenance of the communal areas, buildings insurance, water services, Careline Emergency Assistance and a part time House Manager.

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EPC BAND: B

COUNCIL TAX: C

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.

DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal 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.

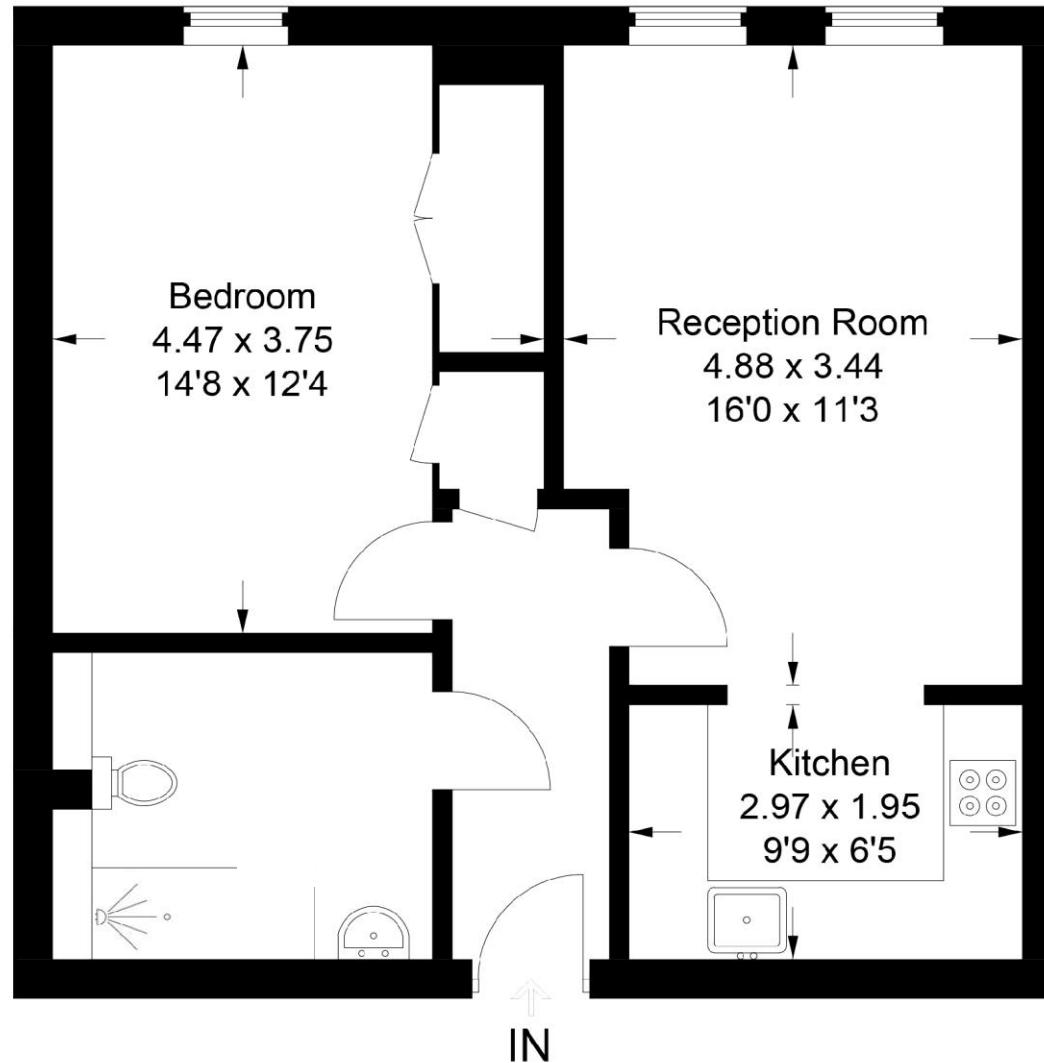
LETTNG AND MANAGEMENT: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

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.

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
51.9 sq m / 559 sq ft



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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