



27 TRINITY COURT, MARLOW
PRICE: £210,000 LEASEHOLD

am ANDREW
MILSOM

**27 TRINITY COURT
WETHERED ROAD
MARLOW
BUCKS SL7 3TZ**

PRICE: £210,000 LEASEHOLD

A well presented modern first floor apartment in a corner position with a balcony and pleasant outlook across the communal gardens in this popular development for the over 55's close to amenities.

**COMMUNAL GARDENS:
TWO BEDROOMS:
DOUBLE ASPECT LIVING ROOM:
BALCONY:
REFITTED SHOWER ROOM:
ELECTRIC HEATING:
DOUBLE GLAZING: PARKING:
LIFT TO ALL FLOORS:
NO ONWARD CHAIN.**

TO BE SOLD: this light and airy first floor apartment enjoys an enviable corner position with a fine outlook over the neatly maintain communal grounds of this popular block. Marlow High Street with its excellent range of shopping, sporting and social facilities is within level walking distance as is the library, doctor's surgery and bus service to neighbouring towns. Marlow has a railway station with train service to Paddington, via Maidenhead. The M4 and M40 are accessible, via the Marlow bypass, at Maidenhead and High Wycombe respectively. There is ample residents and visitor car parking and other features include the benefit of a house manager and emergency care and there are communal facilities including guest bedroom, laundry room and day rooms ensuring a convivial and social atmosphere for the residents.

COMMUNAL RECEPTION HALL with lift and stairs leading to the **FIRST FLOOR LANDING** where 27 has a private, solid, front door opening to

ENTRANCE HALL: storage cupboard, airing cupboard with hot water tank, electric radiator.



LIVING ROOM: a double aspect room with electric radiator and electric ornamental fire, television aerial point, fine outlook across the communal grounds and surrounding area.



KITCHEN: with a range of wall and base units, inset sink with mixer tap, cooker hood extractor, space for electric cooker and fridge. Part tiled walls, electric radiator.



BEDROOM ONE: with double glazed doors leading out to a secluded balcony with views over the communal gardens and surrounding area. Built in wardrobes, electric radiator, TV and aerial point.





BEDROOM TWO: Double glazed windows with views over communal gardens and electric radiator.



REFITTED SHOWER ROOM with low level w.c., vanity wash basin, tiled and glazed shower cubicle with thermostatic control, extractor fan, tiled walls, electric towel rail radiator, tiled floor and Dimplex heater.

OUTSIDE



Trinity Court enjoys attractive south facing communal grounds. The grounds are well enclosed and screened by hedgerow and locked gates with pathways and seating areas.



To the front there is ample visitor and resident's car parking areas, bin storage and laundry courtyard.

TENURE: The apartment is Leasehold and had an original 99 year lease from 1987 and therefore has 60 years remaining.

In order to ensure the quality of the development and environment, there is a **SERVICE CHARGE** which includes the employment of the Resident's Manager, lighting and cleaning of common parts, buildings insurance, external decoration, window cleaning and general maintenance of the common parts. Ground rent £93.35 paid per half yearly. Maintenance charge paid per half yearly £3869.23p.a.

LEASE EXTENSION: The terms for a 60 year lease extension are therefore as follows: A premium of £19,680 (Nineteen Thousand Six Hundred and Eighty Pounds)

Plus legal costs of £1,250.00 (+ VAT if applicable)
Plus valuation and processing fees of £515.00

The ground rent is to remain the same as stated in the current lease until the current expiry date, namely 31 Jul 2086. The ground rent in the extended term will be £0.

M4877 EPC BAND: C

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

DIRECTIONS: Use the postcode SL7 3TZ which will take you into Wethered Road off which is Trinity Court ahead of you on the apex of the right bend.

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 and furnishings.

Approximate Gross Internal Area = 52.7 sq m / 567 sq ft

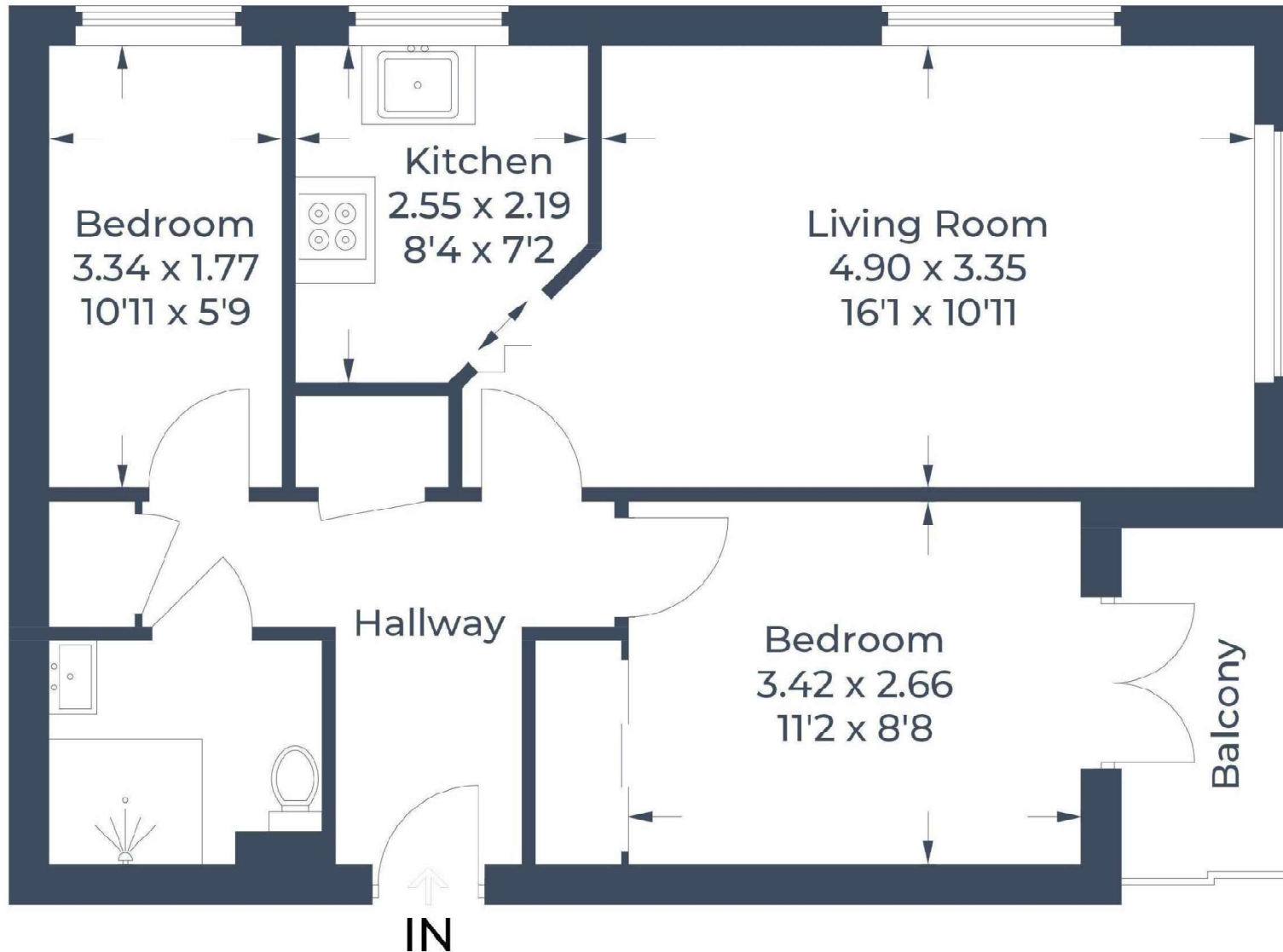


Illustration for identification purposes only,
measurements are approximate, not to scale.
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