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SIMMONS & SONS



Trinity Court, Marlow

Spacious one bedroom first floor apartment for over 55's

Guide Price £195,000

Leasehold

19 Trinity Court, Wethered Road, Marlow, SL7 3TZ

- No onward chain
- L-shaped lounge/diner
- Fitted kitchen
- Bedroom with fitted wardrobe
- Beautifully maintained communal grounds
- Communal lounges on every floor for socialising
- 24-hour careline response system
- House manager & guest suite
- Walking distance to the high street



A spacious one-bedroom first floor apartment situated within the desirable Trinity Court on Wethered Road, Marlow. This well-presented leasehold flat is exclusively for the over 55's and offers comfortable and convenient living with no onward chain. The accommodation comprises an L-shaped lounge/diner, a fitted kitchen, and a bedroom complete with a fitted wardrobe. Residents benefit from beautifully maintained communal grounds and access to communal lounges on every floor, providing excellent opportunities for socialising. Additional features include a 24-hour careline response system, a dedicated house manager, and a visitor's guest suite for added convenience. The property enjoys a prime location within walking distance of Marlow's vibrant high street, with its array of shops, cafes, and amenities. This apartment presents an ideal opportunity for those seeking a secure and sociable retirement lifestyle in a sought-after location.



Exterior

To the front of the building there is a communal entrance giving secure access to Trinity Court residence. To the rear of the property, you will find the beautifully maintained communal gardens.

Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.



Services

Heating: Electric

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

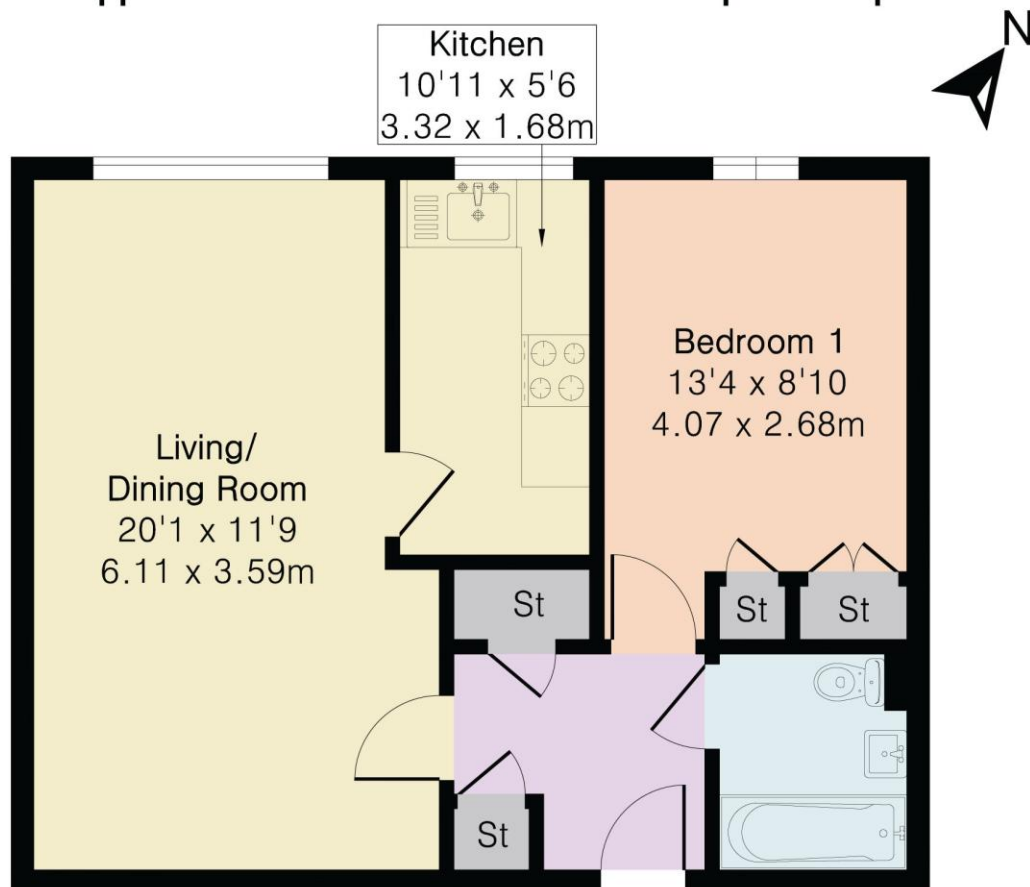
Lease Length: TBC

Ground Rent: TBC

Services Charges: TBC

Parking: there is resident's parking that is unallocated in the car park to the front of the property.

Approximate Gross Internal Area 508 sq ft - 47 sq m



First Floor Flat

Local Authority - Buckinghamshire Council

Council Tax Band - D

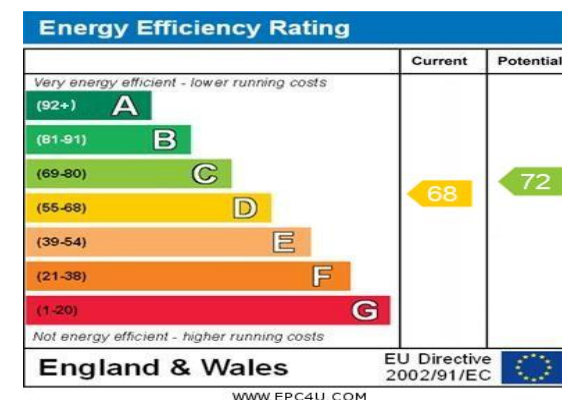
Energy Performance Rating – **D68**

VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales

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