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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Oram Court, Marlow

Top floor apartment in this exclusive development for over 60s

Guide Price £240,000

Leasehold

22 Oram Court, Dean Street

Marlow, SL7 3AP

- Fantastic position a short walk of Marlow High Street and easy access to Sainsburys
- Top floor apartment serviced by a lift and is also positioned close to the lift for easy access
- Living/dining room with Juliette balcony with views over the communal gardens
- Bedroom with built in wardrobe
- Practical shower room
- Kitchen with integrated appliances
- Communal day room, conservatory and gardens for socialising with other residents
- Residents' car park
- No onward chain



A superb opportunity to acquire a top floor, one-bedroom apartment within the exclusive Oram Court development, designed specifically for the over 60s. Situated on Dean Street, the property offers a fantastic location just a short walk from Marlow High Street and convenient access to Sainsburys. Positioned close to the elevator, the apartment benefits from ease of access within the building. The living/dining room features a Juliette balcony overlooking the beautifully maintained communal gardens, providing a tranquil setting. The bedroom includes a built-in wardrobe, while the practical shower room and kitchen with integrated appliances complete the accommodation. Residents of Oram Court enjoy access to a communal day room, conservatory, and gardens, ideal for socialising and fostering a strong community spirit. Additional benefits include a residents' car park and no onward chain, making this a particularly attractive purchase. Offered with an EPC rating of C, this property presents an excellent opportunity for those seeking comfortable, low-maintenance living in a desirable location.



Exterior

The front communal entrance is centrally positioned at the heart of this attractive, multi-gabled brick development. A sweeping, well-maintained tarmac driveway and block-paved pathways lead directly to the entryway, allowing for easy vehicle drop-offs and level pedestrian access. The rear communal garden features a well-maintained, private outdoor area enclosed by mature trees. It offers a combination of natural greenery and practical spaces for residents. There is also gated rear access that provides easy access to Sainsburys.

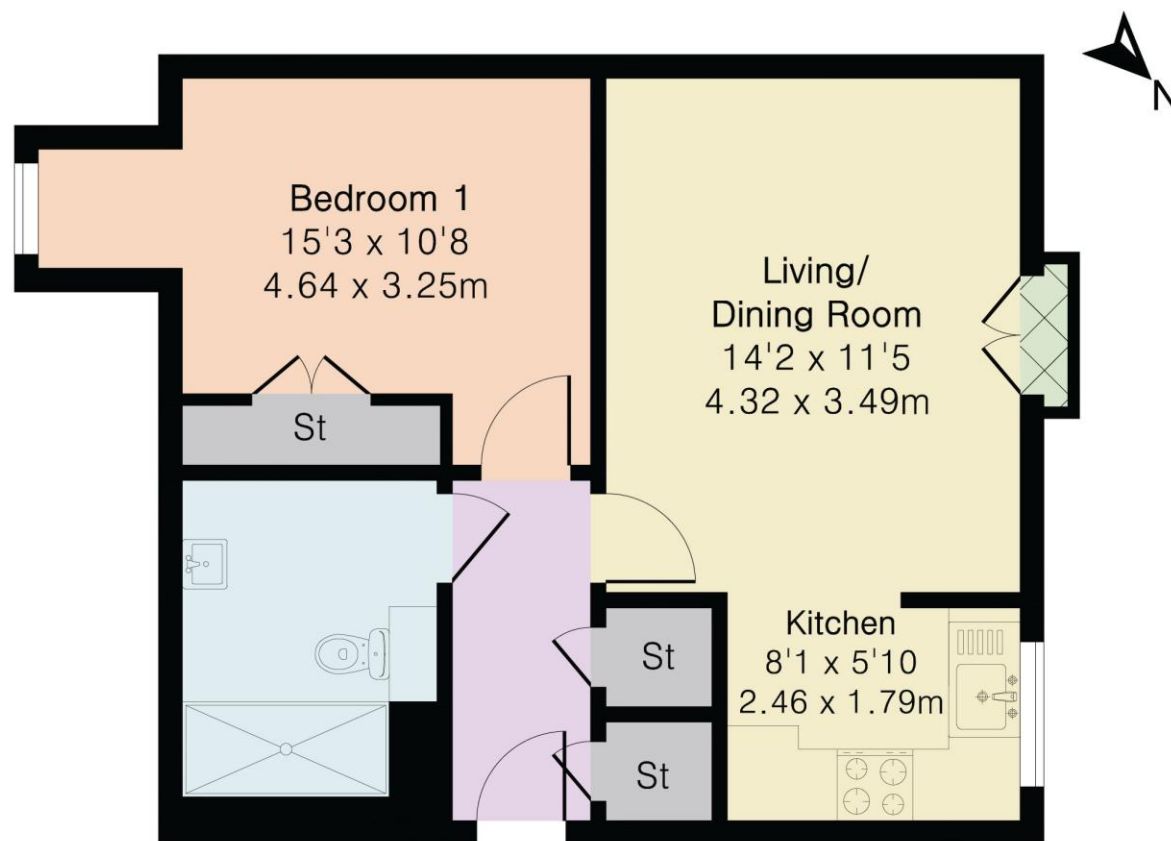
Situation

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.

Lease Information

125 years from 1/12/2000
Ground Rent - £329.40 a year
Services Charge - £2980.30 a year

Approximate Gross Internal Area 489 sq ft - 45 sq m

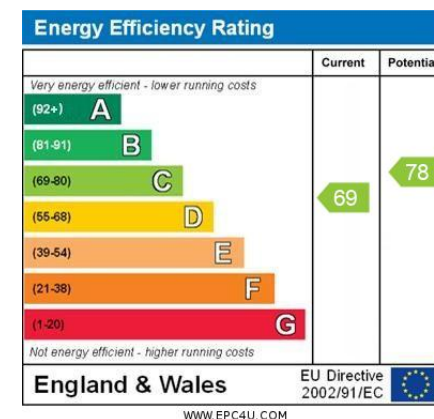


Second Floor Flat

Local Authority - Buckinghamshire Council

Council Tax Band - C

Energy Performance Rating - C69



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

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