



**8 ALFRED DAVIS COURT, MARLOW**  
**PRICE: £299,950 LEASEHOLD**

**am** ANDREW  
MILSOM

**8 ALFRED DAVIS COURT  
WETHERED ROAD  
MARLOW  
BUCKS SL7 3EA**

**PRICE: £299,950 LEASEHOLD**

A modern first-floor two-bedroom apartment ideal as an investment or first-time purchase situated in this convenient location within a five-minute level walk of Marlow High Street.

**COMMUNAL GARDENS:  
TWO BEDROOMS: BATHROOM:  
LIVING ROOM WITH JULIETTE  
BALCONY: FITTED KITCHEN:  
ELECTRIC HEATING: DOUBLE  
GLAZING: ENTRY PHONE:  
ALLOCATED PARKING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** Enjoying a sunny west aspect this well-presented two-bedroom ground-floor apartment is situated in this convenient and private setting within a third of a mile and an easy level walk of Marlow High Street with its excellent range of shopping, sporting and social facilities. The property is an ideal investment or first time purchase and has a feature of double glazed double doors with a Juliette balcony and well-planned accommodation. There is also ample visitor and allocated parking for two cars. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

**COMMUNAL ENTRANCE** with entry phone system, stairs to First Floor and personal door to

**ENTRANCE HALL** entry phone system, storage cupboard and airing cupboard housing hot water cylinder, vinyl floor, electric heater.



**BEDROOM ONE** electric heater



**BEDROOM TWO** electric heater, fitted bed.



**BATHROOM** with white suite of low level WC pedestal basin, bath with shower screen and Triton shower unit, extractor fan, vinyl floor, heated towel rail.



**LIVING ROOM** double glazed, double doors with Juliet balcony, electric heater and door to:



**FITTED KITCHEN** with range of wall and base units, single drainer and sink unit, tiled wall surrounds, vinyl flooring, electric hob with cooker hood, oven under, electric heater, space and plumbing for washing machine, space for fridge.

## **OUTSIDE**

**COMMUNAL GARDENS:** There is a walled garden to the rear with lawn and



**TWO ALLOCATED PARKING SPACE** with additional visitors parking available.

**TENURE:** The property is held on an original 125 year lease with 92 years unexpired. There is an annual ground rent payment of £45 and an annual service payment of £2,614

**M49080326 EPC BAND: B**

**COUNCIL TAX BAND C**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the postcode **SL7 3EA** Alred Davis Court will be found at the end of the road.

**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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712.

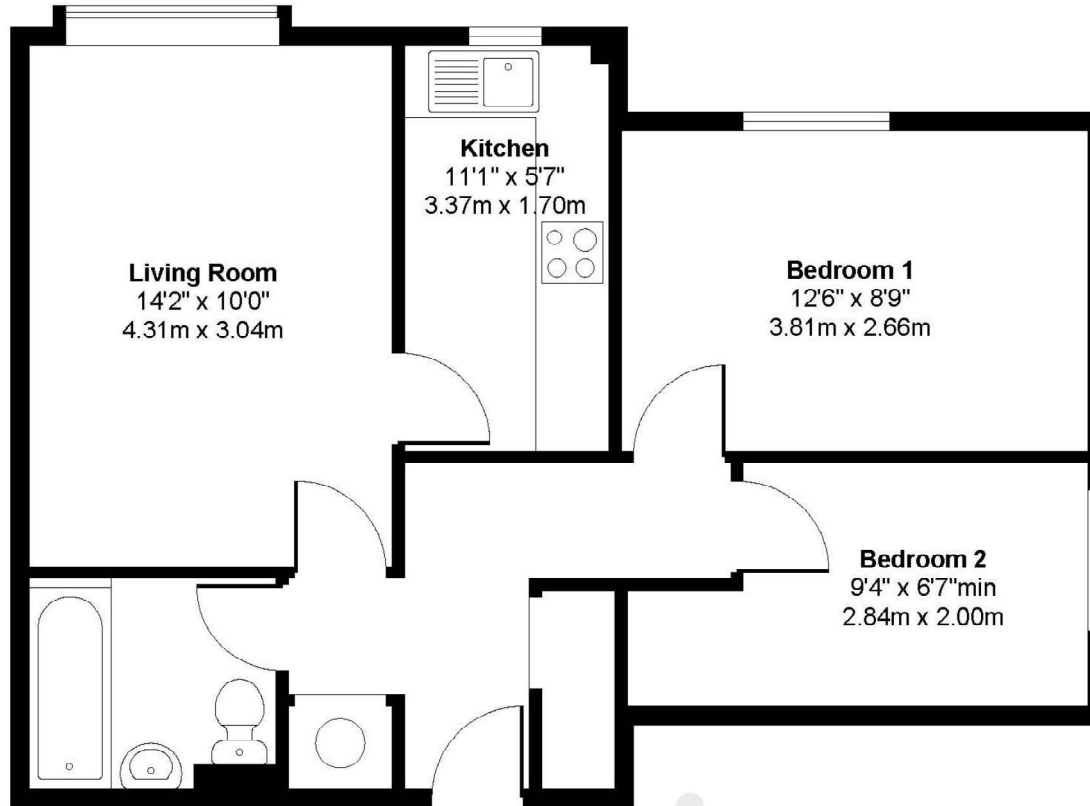
[allan.buckridge@thamesideassociates.co.uk](mailto:allan.buckridge@thamesideassociates.co.uk)  
69 The Parade, Bourne End, Bucks, SL8 5 SB.  
Full legal statement available upon request.

***Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'***

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.

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

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**



Approx 527 ft<sup>2</sup> - 49 m<sup>2</sup>  
(gross internal)

