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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



15 The Courtyard, Victoria Road  
Marlow, SL7 1GR

Guide Price £410,000  
Share of Freehold

**15 The Courtyard  
Victoria Road  
Marlow SL7 1GR**

**A Two Bedroom First Floor  
Apartment**

- **NO ONWARD CHAIN**
- **Share of Freehold**
- Within Walking Distance of the High Street
- Spacious Living Room with Balcony
- Fitted Kitchen/Breakfast Room
- Two Bedrooms
- Bedroom One with Juliette Balcony & En Suite Shower Room
- Bathroom
- Two Allocated Parking Spaces
- Communal Gardens



Available for sale is this spacious and well presented Two Bedroom First Floor Apartment situated in a tucked away location with lovely views over allotments and within a short walk of the High Street, Station, Open Parkland and River Thames. The property has been well maintained and benefits from an En Suite Shower Room, separate Bathroom, Communal Gardens and Two Allocated Parking Spaces. This excellent property would suit downsizers, investors or those purchasers looking for a lock-up-and-go. Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

**Accommodation**

Terracotta tiled steps ascend to the private front door opening into a small lobby with stairs leading up to the Hallway. The spacious and bright Living Room is double aspect with French Doors opening onto the balcony. To the rear of the property, the Kitchen/Breakfast Room is double aspect and fitted with a range of light oak effect eye-level and base units with complementary worktops over. Bedroom One is a double with built-in wardrobes and doors opening onto a Juliette Balcony, there is an En Suite Shower Room. The separate Bathroom is an antique-style three piece fitted suite with part-tiled walls, panelled bath with shower attachment. Bedroom Two is also a good size double.



## Exterior

The Communal Gardens are well maintained. There are Two Allocated Parking spaces.

## Situation

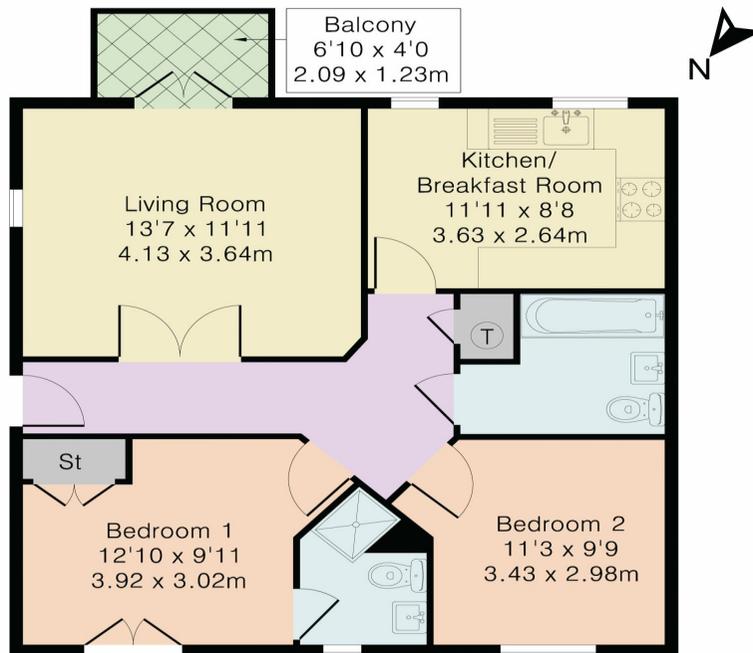
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

## Directions

From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street crossing the mini-roundabout into Chapel Street continuing into the Little Marlow Road. Take the first turning on the right into Glade Road and the first turning on the left into Victoria Road. Continue past the Marlow Cottage Hospital on your left and turn into the car parking area for the doctor's surgery. Continue around to the right and The Courtyard will be seen on the left hand side with resident's parking available to the front of the properties. A representative of **Simmons & Sons** will meet you at the property.

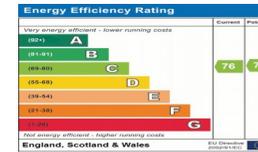


Approximate Gross Internal Area 664 sq ft - 62 sq m



## Council Tax/Wycombe

Tax Band D



## LEASE INFORMATION

Length: 999 Years from July 2000

Ground Rent: £100 twice yearly

Service Charge: £871.00 twice yearly

This information has been provided by the seller. Any buyer entering into negotiations should satisfy themselves with respect to these charges.

## Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**VIEWINGS** - Strictly by appointment with:

Simmons & Sons T: 01628 484353

E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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