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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Framers Court, Lane End**

Split-level duplex apartment in over 55s community

**Guide Price £430,000**

Leasehold

## 19 Framers Court, Ellis Way

### Lane End, HP14 3LL

- Arranged over two floors totalling 1725 sq. ft. of living space
- Spacious lounge with picturesque views over the communal gardens
- Private patio area accessed from the lounge & dual aspect modern fitted Kitchen/diner
- Second bedroom on ground floor with built in wardrobe and en-suite with walk in shower
- The landing is a multi-functional space that could be study or sitting room and has a large storage cupboard
- The main bedroom suite on the first floor is an incredible space with built in wardrobes and en-suite with a laundry/storage room
- Communal gardens, an estate manager, laundry facilities, and a guest suite for visitors
- Secure allocated parking and visitor parking
- Approximately 4 miles from neighbouring towns of Marlow & High Wycombe
- Plenty of extra storage with cupboards in the entrance hall, sitting room and loft space



A superb opportunity to acquire a spacious two-bedroom, two-bathroom split-level apartment within this prestigious over 55s retirement community. The apartment offers approx. 1,725 sq. ft. of thoughtfully arranged living space over two floors, combining comfort, privacy, and practicality. The ground floor features a generous lounge boasting picturesque views over the beautifully maintained communal gardens, with direct access to a private patio area-ideal for outdoor relaxation. The dual-aspect modern fitted kitchen/diner provides a bright and welcoming space for dining. On the ground floor is a second bedroom with built in wardrobes and is next to a bathroom with walk in shower, toilet and basin. Ascending to the first floor, the landing serves as a versatile area suitable for use as a study or sitting room and includes a large storage cupboard. The main bedroom suite is an impressive retreat, featuring built-in wardrobes and a stylish en-suite bathroom, ensuring a comfortable and private living environment. Residents benefit from well-kept communal gardens, the support of an on-site estate manager, laundry facilities, and a guest suite for visitors. Secure allocated parking and additional visitor parking provide convenience and peace of mind. Located approx. four miles from Marlow and High Wycombe, Framers Court offers a tranquil yet accessible setting, perfect for those seeking a high-quality retirement lifestyle.



## Exterior

There is a paved patio area with ample space for table and chairs and is accessed from the lounge and is enclosed by railings and has a gate that open to the communal area. Framers Court has beautifully maintained communal gardens and courtyard areas all round making the surrounds very attractive.

## Situation

Lane End is a popular village to the north of Marlow which offers a range of excellent shops with nearby public houses, church and local village hall offering a range of activities. Located at the foot of the Chilterns, there are also many countryside walks, bridleways etc. Both High Wycombe and Marlow are well situated for the commuter with motorway links to London by way of the A404, M4 and M40. Heathrow airport is located approx. 22m distant. There is a branch line station in Marlow that links to Maidenhead (GWR & Elizabeth Line) giving direct access to London Paddington and also High Wycombe to London Marylebone.



## Services

Heating: Electric  
Water: Mains Supply  
Sewerage: Mains Supply  
Broadband: Ask Agent

**Lease info** – 150 years from 24<sup>th</sup> June 1991, ground rent is £0, Service Charges - £8200 a year.

Local Authority - Buckinghamshire Council

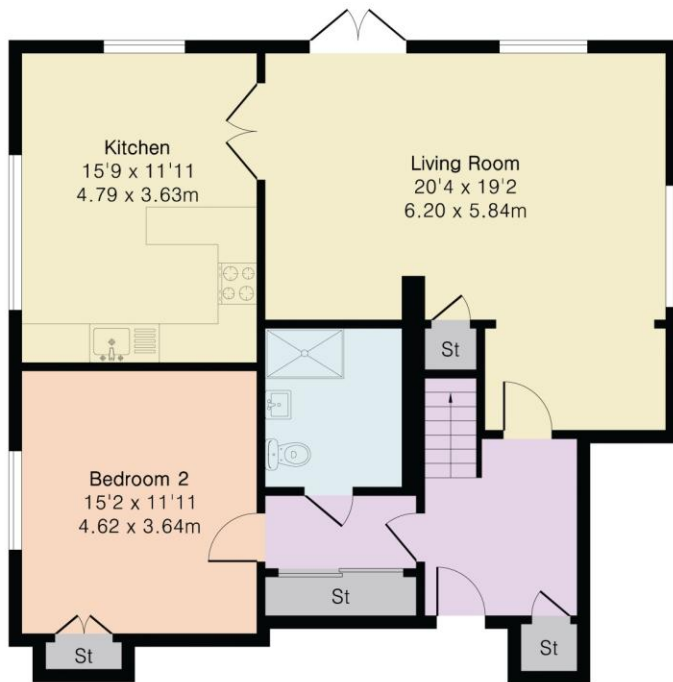
Council Tax Band - G

Energy Performance Rating - C79

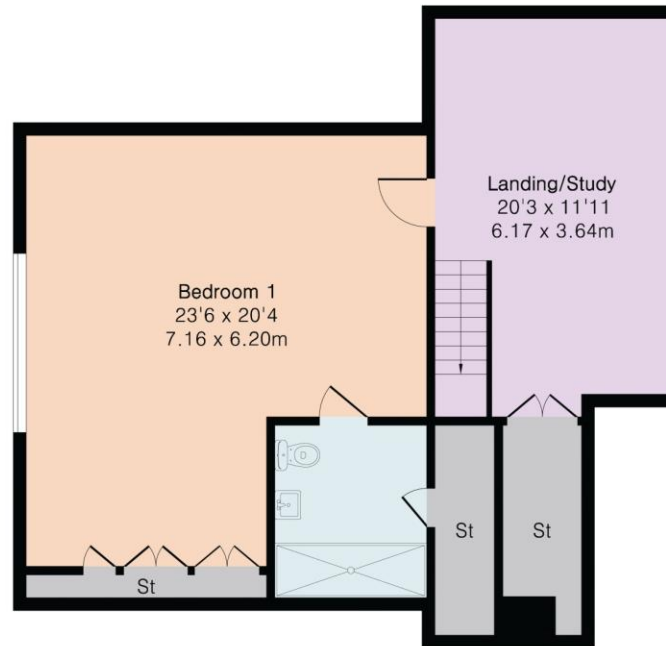
## Approximate Gross Internal Area 1725 sq ft - 160 sq m

Ground Floor Area 918 sq ft – 85 sq m

First Floor Area 807 sq ft – 75 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	79	82
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

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