



10 LAURANCE COURT, MARLOW
PRICE: £280,000 SHARE OF FREEHOLD

am ANDREW
MILSOM

**10 LAURANCE COURT
DEAN STREET
MARLOW
BUCKS, SL7 3BW**

PRICE: £280,000 SHARE OF FREEHOLD

This well appointed one bedroom first floor apartment is situated in a sought after location, within an easy walk of Marlow High Street and offers well presented accommodation with good size and light rooms.

**COMMUNAL GARDENS:
DOUBLE BEDROOM:BATHROOM:
LIVING ROOM:
FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
ALLOCATED PARKING:
NO ONWARD CHAIN**

TO BE SOLD: This well located first floor apartment is ideal as a first time purchase or for investment and is set within an easy level walk of the High Street. The property is being sold as share of freehold and with no onward chain. The High Street is within a few hundred yards offering an excellent range of shopping and social facilities. Marlow has a railway station with train service to Paddington, via Maidenhead, The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

COMMUNAL ENTRANCE with security entry phone system, stairs to first floor landing with front door to **ENTRANCE HALL**: entry phone, radiator.

LIVING ROOM: with double glazed window, vertical radiators storage cupboard and opening to Kitchen.



KITCHEN: granite style work surfaces with a range of Shaker style wall and base units, circular sink, ceramic hob, electric oven, extractor fan, integrated washing machine, fridge/freezer.



BEDROOM: with full height double glazed window, vertical radiator.



BATHROOM: tiled enclosed bath with mixer taps and shower attachment, vanity wash basin, low level wc, tiled floor, heated towel rail.

OUTSIDE

THE COMMUNAL GARDENS are well maintained with a variety of lawns interspersed with maturing shrubs, trees and lighting.

There is a spacious car park with an **ALLOCATED PARKING SPACE**

TENURE The owners have acquired the Freehold with each flat being held on a 999 years lease from 1981. **NO GROUND RENT** is paid. In order to maintain the high quality of the communal areas, building insurance, lighting, cleaning etc, there is a **MANAGEMENT CHARGE**, currently £750 per half year.

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EPC BAND:

COUNCIL TAX BAND D

VIEWING: Please arrange to view with our Marlow office on 01628 890707 or by emailing homes@andrewmilsom.co.uk.

DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and first left into Dean Street. Take the first left into Cambridge Road and the entrance to Laurance Court will be found immediately on the left.

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 and furnishings.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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

Approximate Gross Internal Area
495 sq m / 46.0 sq ft

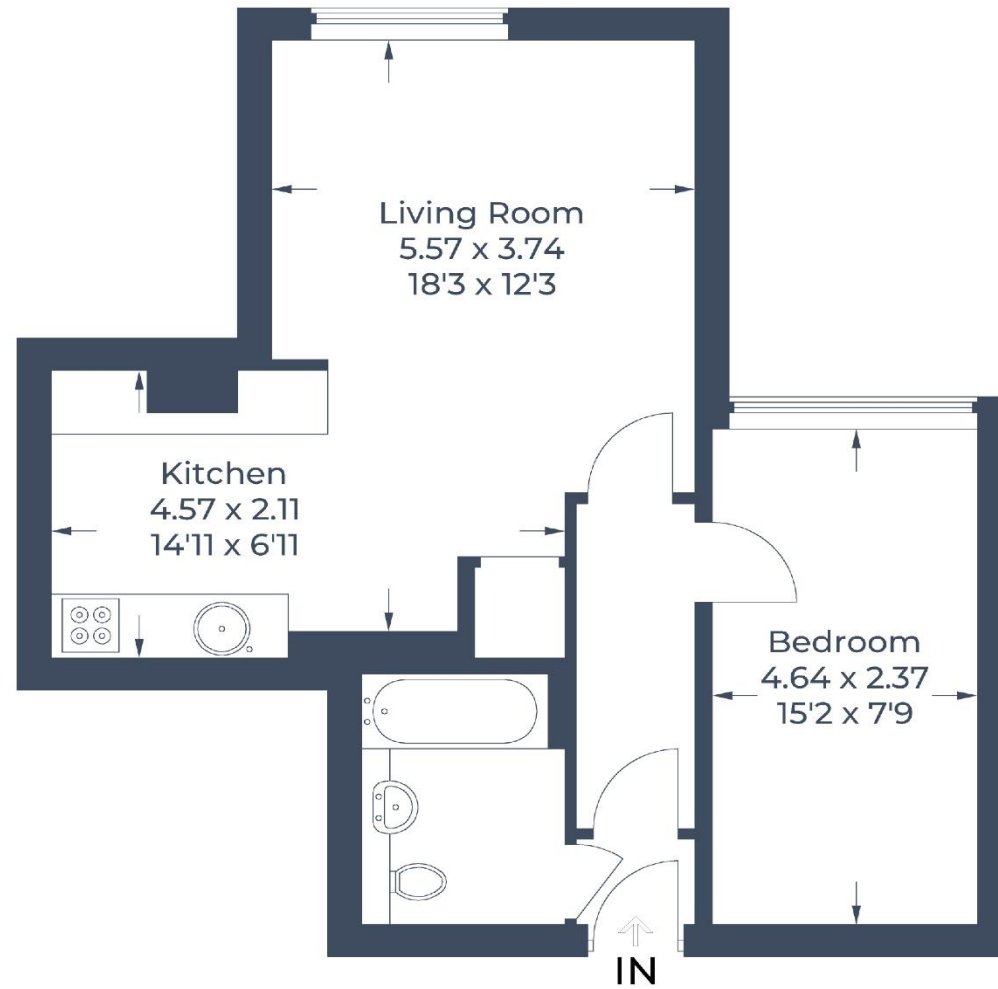


Illustration for identification purposes only,
measurements are approximate, not to scale.
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