



11 DENTON COURT, MARLOW
PRICE: £335,000 LEASEHOLD

am ANDREW
MILSON

**11 DENTON COURT
BOBMORE LANE
MARLOW
BUCKS SL7 1GW**

PRICE: £335,000 LEASEHOLD

A well-presented and conveniently situated two bedroom ground floor maisonette in a sought after development built early in the 1990's within a level walk of the town centre.

COMMUNAL GARDENS:

TWO BEDROOMS:

LIVING/DINING ROOM:

SHOWER ROOM:

**NEWLY FITTED KITCHEN WITH
APPLIANCES: ELECTRIC HEATING:**

DOUBLE GLAZING:

**ALLOCATED AND VISITORS PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: A recently redecorated and much improved two bedroom ground floor apartment benefiting from a newly fitted kitchen and good sized living accommodation worthy of an internal inspection. The Railway Station and High Street are located within about half a mile with an excellent range of shopping, sporting and social facilities. Trains serve Paddington via Maidenhead's Elizabeth line. The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation is arranged as follows:

ENTRANCE HALL with laminated wooden floor, storage heater, airing cupboard.



BEDROOM ONE a front aspect room with double glazed window, laminated wooden floor, built in wardrobe.



BEDROOM TWO a front aspect room with double glazed window, laminated wood floor, slim line wall heater.



SHOWER ROOM with double sized tiled and glazed shower, vanity wash basin, low level wc, heated towel rail.



LIVING/DINING ROOM a rear aspect room with double glazed window and door to communal garden, laminated wooden flooring, covered storage heaters and wide opening to:



KITCHEN recently refitted with a range of Shaker style floor and wall units, wooden work surfaces, single drainer sink unit, ceramic hob with extractor fan over and oven below, dishwasher, fridge/freezer and washing machine

OUTSIDE



THE GARDENS Denton Court has attractive communal gardens and grounds laid to lawn with winding pathways, well stocked and brick edged shrub borders.

ONE ALLOCATED PARKING SPACE and choice of visitor parking.

TENURE: the property is held on a 999 year lease from 1990.

MAINTENANCE CHARGE £1200 per annum

M27380526 **EPC BAND:tbc**
COUNCIL TAX BAND:tbc

VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 1GW**
Denton Court can be found on the corner of Bobmore Lane and Little Marlow Road.

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.

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

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



Ground Floor

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

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