



21 Trinity Court, Wethered Road, Marlow, Buckinghamshire, SL7 3TZ

Asking Price | £220,000

Property Features

- First floor apartment with lift
- Exclusivity for over 55's
- Close to Marlow town centre
- On site house manager
- Communal facilities available
- Attractive communal gardens
- No onward chain
- EPC 74 C / Council Tax Band D

Full Description

A 2 bedroom first floor apartment with open views, situated close to the town centre, with the benefit of an on-site house manager, a 24 hour Emergency Care line response system, lift, communal facilities including laundry & day rooms and the use of a guest suite subject to availability. A real sense of community exists within Trinity Court with its regular social events for residents and this property is ready to move into.

The apartment was originally built in 1987 and benefits from a lease which has been extended in recent years. The apartment boasts much storage, electric heating, entrance hall with large storage cupboard, Living/dining room with open views, kitchen, shower room, 2 bedrooms, well maintained communal gardens, communal visitors parking facilities.

Trinity Court is located within half a mile level walk of Marlow High Street, with its array of bustling individual shops, cafes & restaurants. Marlow Station is under one mile with service to London Paddington via Maidenhead . The Marlow bypass A404 is within 2 miles providing direct routes to the M4 motorway at J8/9 Maidenhead (about 6 miles) and the M40 motorway at J4 Handy Cross (about 3 miles) Local recreational facilities include riding, cycling & walking in the Hambleden Valley; golf at Harleyford & Temple; rowing at Marlow & Henley, as well as the Court Gardens Leisure Complex in Marlow and the National Sports Centre at Bisham Abbey.

Lease Information

As supplied by our Vendor on 05.03.24 :

Lease: Approx 122 Years Remaining (expires 1/08/2146)

Ground Rent: £93.35 payable twice yearly.

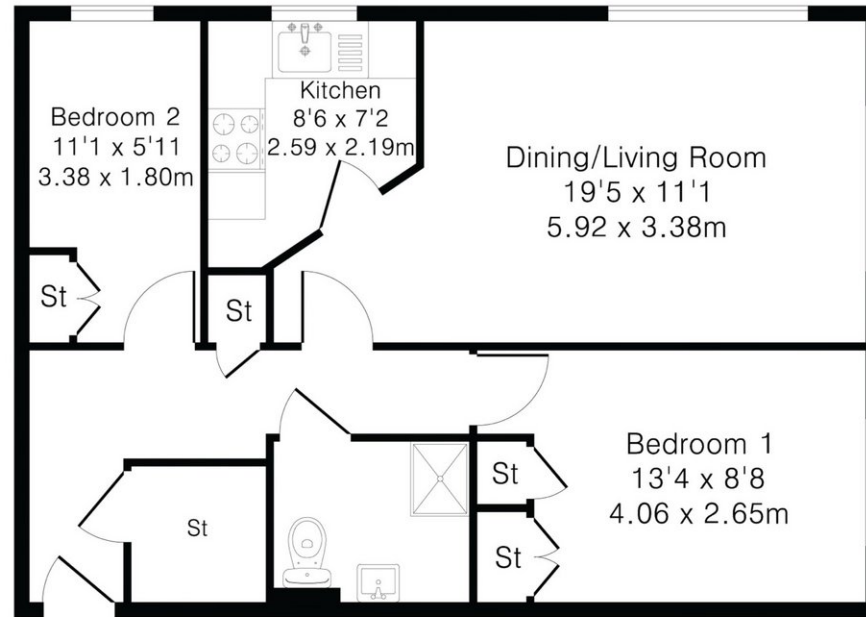
Service Charge: Currently £2021.73 payable twice yearly. This covers exterior building maintenance, general upkeep and decoration of communal areas and gardens and the 24 hour response system.

EPC 74C / Council Tax Band D





Approximate Gross Internal Area 579 sq ft – 54 sq m



First Floor Flat

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Kingshills Estate Agents
Covering Marlow
Bourne End, Maidenhead
& Surrounds

01628 561222
davidandsusan@kingshills.co.uk
kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements