



bonners & babingtons

Trinity Court
Marlow

PRIVATE PARKING
FOR TRINITY COURT
RESIDENTS ONLY

savills
FOR SALE
01628 481111

ab
RETIRED ONLY
FOR SALE
SOLD

RETIREMENT
PROPERTIES
Local Sales Network
01628 3014015

TRINITY COURT
PRIVATE PROPERTY
NO UNAUTHORISED PARKING

RESIDENTS
PARKING
ONLY

**Trinity Court
Marlow
Buckinghamshire
SL7 3TZ**

- Tenure: Leasehold
- Guide Price: £275,000
- Lease Length: 62 Years
- Service Charge: TBC
- Ground Rent: £150 per annum
- Local Authority: BCC



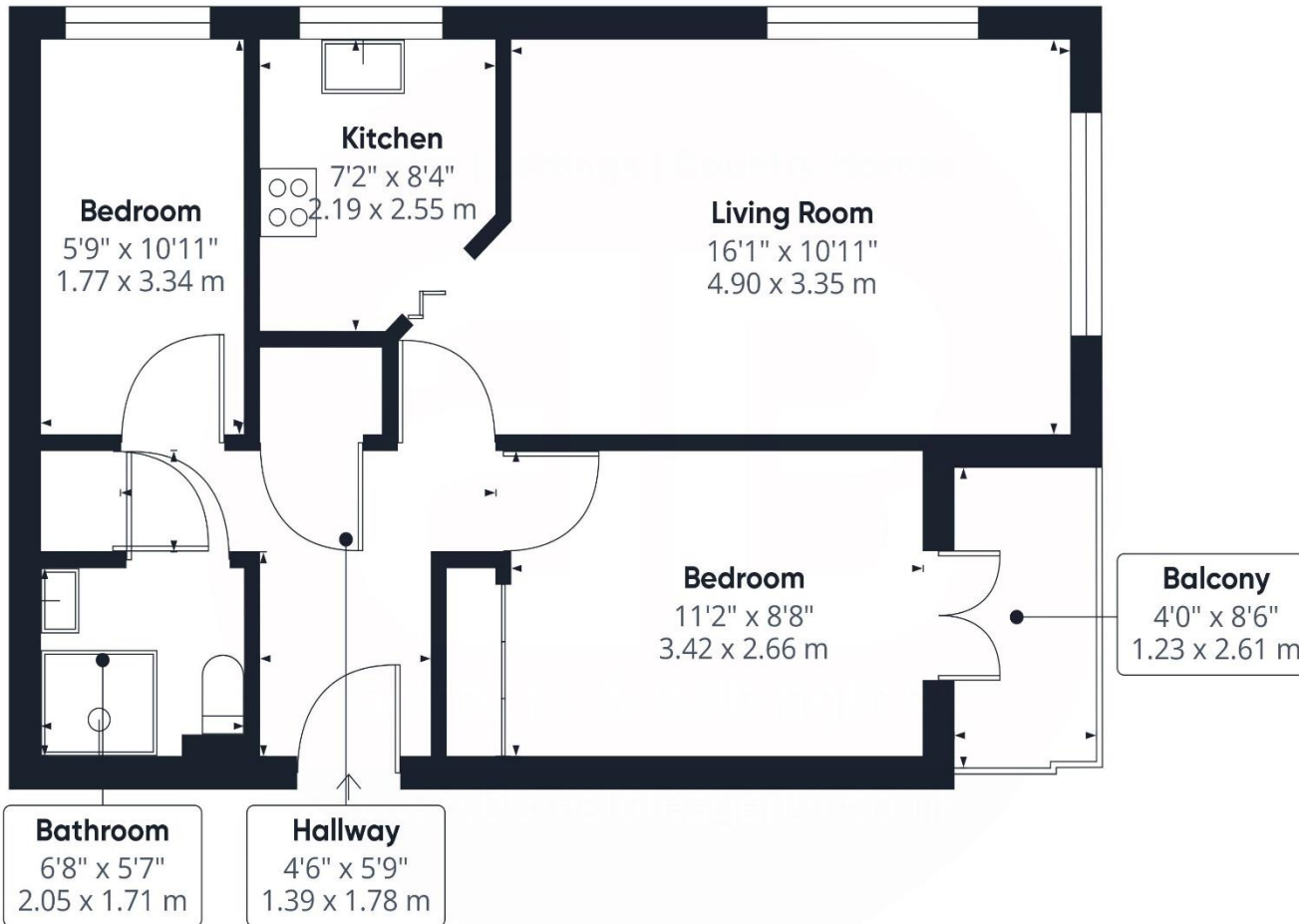
Truly an apartment that offers all the space and security you can need, this two bedroom property is offered to the market with no onward chain. On entering there is a spacious hallway offering access to all the rooms. Moving through to the lounge you will be pleasantly surprised by the size and lightness of this double aspect room, plenty of space for your furniture and other items. Just off the lounge is the kitchen, this has a range of wall and base units and space for electric cooker hob and oven. Moving from the kitchen across the hallway there is the master bedroom with doors leading on to a secluded balcony with views over the communal gardens. There is a further good sized single bedroom and a refitted shower room with low level w.c. and hand wash basin. The property has been well maintained by the current owner and is ready for occupation, there are also guest rooms, communal elevators and an on site manager.

To the outside there is residents parking and further visitor parking, there are also pleasant and well kept communal gardens. Trinity Court is only a short walk to Marlow Town Centre. Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

BONNERS & BABINGTONS offer - Situated in a PLEASANT CORNER POSITION of this popular RETIREMENT development this two bedroom first floor apartment is available with NO ONWARD CHAIN. Available to clients over 55 years of age we highly recommend an internal inspection.





Approximate total area¹⁾
548.67 ft²
50.97 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



bonners & babingtons

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170