

RIVERMEAD COURT

MARLOW, BUCKINGHAMSHIRE



15 Rivermead Court

MARLOW

BUCKINGHAMSHIRE SL7 1SJ

A spacious two bedroom first floor apartment situated within a prestigious gated riverside development and within close proximity of Marlow high street. The property is being offered onto to market with no onward chain.

Accommodation comprises of a light and airy sitting room with French doors opening to the balcony offering views towards the river, fitted kitchen, two double bedrooms with fitted wardrobes and a bathroom.

Outside: Areas of communal garden surround the buildings including an area of lawn beside the river. There are two allocated parking spaces and further visitors parking within the development.

Location: Marlow town centre is a thriving community with its array of bustling individual shops, major retailers, cafes and restaurants and excellent sporting and social facilities.





OVERVIEW

- First floor apartment
- Two bedrooms
- Balcony with river views
- Allocated parking spaces
- Short walking distance of Marlow high street
- Gas central heating
- Desirable location

TENURE

Leasehold 999 years with 966 years remaining

Ground rent: £516 per annum

Service charge: £2,890 for this year which included an extra £1,240 to cover the cost of balcony repairs to the development

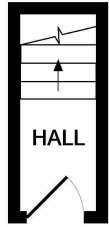
PRICE: £495,000 LEASEHOLD

SUPPLEMENTARY INFORMATION

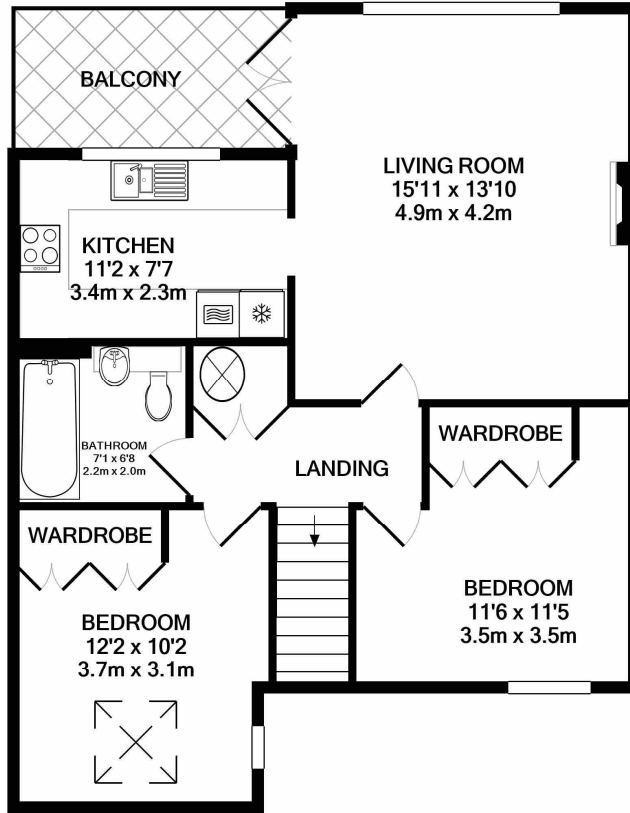
Services: Mains gas, electricity, drainage & water

Local Authority: Wycombe District Council

EPC Band: D



ENTRANCE FLOOR
APPROX. FLOOR
AREA 30 SQ.FT.
(2.8 SQ.M.)

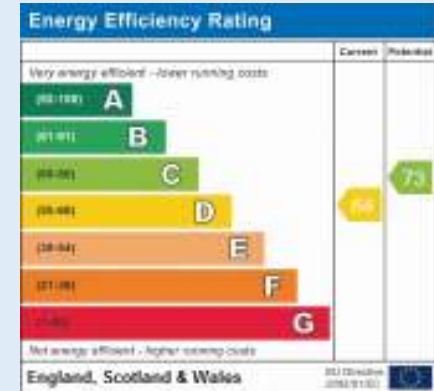


1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Commuting: Transport Rail links from Marlow station with train service to Paddington, via Maidenhead with Cross Rail expected in 2021. M4 and M40 motorways are accessible via the Marlow bypass A404.



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