



1 LISTON HOUSE, MARLOW
PRICE: £355,000 LEASEHOLD

am ANDREW
MILSOM

**1 LISTON HOUSE
CROMWELL GARDENS
MARLOW
SL7 1BY**

PRICE £355,000 LEASEHOLD

This superb ground floor apartment was refurbished in 2017, has been fitted to a high standard and is set right in the heart of the town with gated parking and an easy level walk of Marlow High Street

**PRIVATE OUTSIDE SPACE:
DOUBLE BEDROOM WITH DRESSING
ROOM: BATH/SHOWER ROOM:
KITCHEN WITH FULL RANGE OF
APPLIANCES: LIVING ROOM WITH:
GAS CENTRAL HEATING:
DOUBLE GLAZING: CAR PARKING
SPACE: ELECTRIC GATED ENTRANCE:
NO ONWARD CHAIN.**

TO BE SOLD: Located on the ground floor this stylish apartment was cleverly remodelled and refitted to a high standard in 2017 and is being offered for sale with no onward chain. The apartment has its own outside space with hedging to create added privacy. Without doubt, the town centre position will be most attractive with the excellent range of High Street amenities within a hundred yards or so and Marlow railway station within a short level walk with train service to Paddington and the West Country via Maidenhead. The M4 and M40 motorways are accessible at Maidenhead and High Wycombe respectively, via the Marlow Bypass (A404). The accommodation comprises:

ENTRANCE HALL front door, entry phone system, stairs leading to the first floor as well as private front door to

ENTRANCE HALL with Karndeane flooring, storage cupboard. The apartment has gas fired central heating to radiators, entry phone system, wiring for Sky television, recessed lighting and smoke detectors.



BEDROOM: Karndeane flooring, wiring for Sky television, recessed lighting.

DRESSING ROOM: which can also be used as a study.



SUPERB KITCHEN: with extensive range of gloss wall and base units, with granite working surfaces, single stainless steel sink, AEG induction hob, washer dryer, combination oven and grill, as well as Whirlpool fridge freezer and dishwasher. The kitchen has recessed lighting, Karndeane flooring and opens to:



LIVING ROOM: Karndeane flooring, recessed lighting, wiring for Sky television, double doors to private outside space.





BATH/SHOWER ROOM: with white suite complimented by grey wall to floor tiles with Light Grey split face wall tiles, panelled bath, recessed lighting, low level WC, wash basin with vanity drawers below, mirror, tiled and glazed shower cubicle with thermostatic control.

OUTSIDE:



PRIVATE COURTYARD with paving, a row of hedging providing much privacy. Space for outdoor furniture.

PARKING: The apartment has its own allocated car parking space approached via an electric gated entrance.

TENURE: The property is held on a 215 year lease with 209 years remaining and a peppercorn ground rent. The service charge is currently £485 per quarter, the equivalent of £1940 per annum.

DIRECTIONS: Using the postcode **SL7 1BY** Liston House is situated at the end of Cromwell Gardens. It can also be accessed by foot from Marlow High Street via Liston Court.

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.

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

EPC BAND C.

COUNCIL TAX: currently registered for business rates but previously **BAND C**

Ref: M4087a0724

VIEWING: By prior arrangement with our Marlow High Street office. Tel **01628 890707** or homes@andrewmilsom.co.uk

DRAFT DETAILS. AWAITING VENDORS APPROVAL.

NOT TO SCALE

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Approximate Floor Area
49.16 sq m - 529 sq ft
(Gross Internal)