



**20 TIERNEY COURT, MARLOW
OFFERS IN THE REGION OF £500,000 SHARE OF FREEHOLD**

am ANDREW
MILSON

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MARLOW
BUCKS SL7 2BL**

**OFFERS IN THE REGION OF £500,000
SHARE OF FREEHOLD**

Occupying a marvellous position in the heart of the town in this prestigious riverside development, a well-planned first floor flat with views to the church and famous suspension bridge, including a glimpse of the River Thames.

**COMMUNAL RIVERSIDE GARDEN
WITH OCCASIONAL MOORING:
COMMUNAL GARDENS AND
COURTYARD:
INDOOR HEATED SWIMMING POOL:
TWO DOUBLE BEDROOMS:
REFITTED BATHROOM: LIVING ROOM:
KITCHEN:
ELECTRIC HEATING:
DOUBLE GLAZING: LARGE GARAGE.**

TO BE SOLD: this well planned first floor flat forms part of the prestigious Tierney Court development situated, as the name implies, next to the famous suspension bridge and therefore within easy level walking distance of Marlow High Street. Whilst the block is by the river, 20 is overlooking The Causeway so has views, on that side, to Marlow Church and the bridge with river glimpses from a large bay in the living room and views to Higginson's Park to the other side. Marlow offers an excellent range of shopping, sporting and social facilities as well as railway station with train service to Paddington via Maidenhead which will link to Crossrail soon.

The library, doctor's surgery and Court Gardens leisure centre are all within level walking

distance and the flats immediately adjoin the Thames Path. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. Tierney Court enjoys a riverside lawn/terrace and an attractive paved courtyard leading to the indoor solar heated swimming pool of which the owner of the flat enjoys shared use during the summer months. At the ground floor level, there are entrance doors shared with one other flat with entry phone system opening to

ENTRANCE HALL with bin storage cupboard, laminated wood flooring and stairs to first floor landing with private front door to:



LIVING ROOM: bay window with views across the causeway to the Church and to the side with a river glimpse and view of Marlow Bridge, night storage heater, inset lighting, entry phone, telephone point, TV point, fire surround with electric fire, door to



KITCHEN: with laminated flooring, laminated work surface with drawers and cupboards under, ample Shaker style wall cupboards, single drainer one and a half bowl stainless steel sink unit, space and plumbing for slimline dishwasher, Bosch washing machine, electric cooker, fridge/freezer, tall base unit with larder cupboard, tiled splashbacks.

INNER HALL with window overlooking the park, airing cupboard with pre-lagged hot water tank, access to loft with foldaway ladder.



BEDROOM ONE: with night storage heater, rear aspect with park view, range of 3 double and one single built in wardrobes.



BEDROOM TWO: night storage heater, front aspect with fine view of the church.



REFITTED BATHROOM with white suite of panel enclosed bath with shower over, wash basin in vanity surface with cupboards and low level w.c. with concealed cistern, tiled vanity surface, half tiled splash backs, tiled flooring, park view.

OUTSIDE

The flats are approached over an entrance with a security barrier opening to a tarmac forecourt/visitor car parking area which provides access to the **LARGE INTEGRAL GARAGE** about 26'9 x 8' (8.15 x 2.44m) with electrically operated up

and over door, light and power. Round the flats are neatly maintained lawns and flower beds and there is access off the car parking area to an attractive paved courtyard which catches the afternoon and evening sunshine and provides access to the



INDOOR HEATED SWIMMING POOL with shower, changing and cloak rooms, heated by solar panels. There is also a riverside lawn and terrace where it is possible to have an occasional day mooring by prior arrangement.

NB. The flat is held on a 125 years lease from 1971 but the freehold of the block is owned by Tierney Court Limited and the owner of each flat owns a 1/20th share in that company which will be included in the sale. In order to maintain the high quality of the block and surrounds, there is a half yearly service charge of £2,350 including insurance, window cleaning and maintenance of all communal areas.

Council Tax Band: F

M43260325

EPC BAND: F

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.



DIRECTIONS: entering Marlow over the River Bridge, Tierney Court will be seen on the left hand side. Take the first turning left (before the Park) into Riverside and then the car park is immediately on the left hand side. We will be happy to meet you to open the barrier security gate.

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.

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft

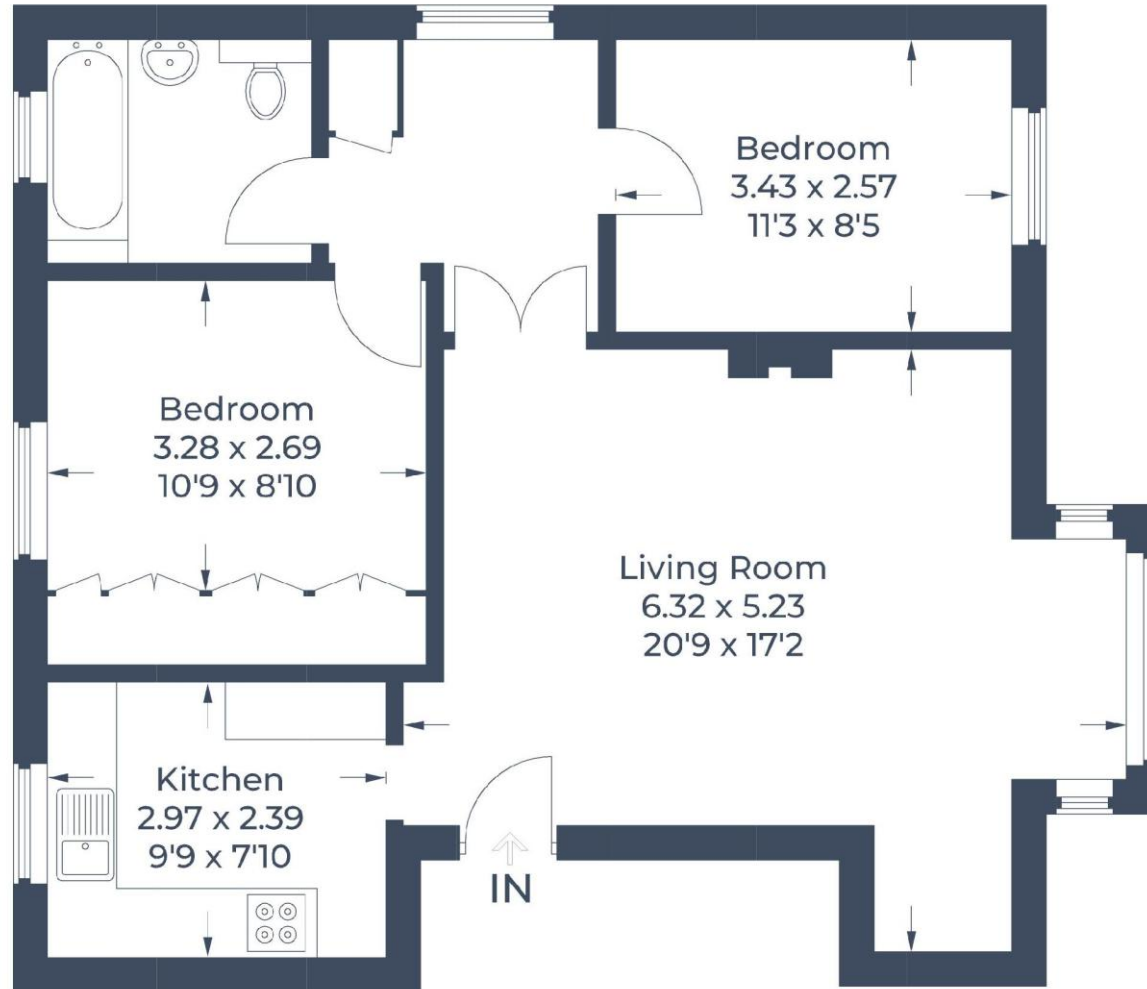


Illustration for identification purposes only,
measurements are approximate, not to scale.

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