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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



2 Liston House, Cromwell Gardens

Marlow, SL7 1BY

Asking Price £340,000

Leasehold

**2 Liston House
Cromwell Road
Marlow
SL7 1BY**

- Beautifully Presented One Bedroom Apartment
- Within the Heart of Marlow
- Close to the Train Station & Open Parkland
- Stylish Open Plan Kitchen/Dining & Living Area
- Good Size Bedroom with Double Fitted Wardrobe
- Contemporary Styled Shower Room
- Patio Space
- Allocated Parking & Communal Garden Area
- **NO ONWARD CHAIN**



A beautifully presented and stylish One Bedroom Ground Floor Apartment finished to a high specification situated in the heart of Marlow benefitting from Allocated Parking. This lovely home is ideally located for the High Street, Open Parkland, River Thames and Train Station. A perfect opportunity for those purchasers wishing to “lock up and go” or indeed, for investment purposes and offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation

The Communal Front door opens into a main Entrance Hall. The front door opens into the Hallway with cloaks storage, wall heater and Entry Phone. Further along the Hallway is the contemporary styled fully tiled Shower Room with beautifully fitted floating washbasin in vanity unit, wall hung W.C. and shower enclosure. There is a full length horizontal mirror and chrome towel rail. The front aspect open-plan Kitchen/Dining/Living space is fabulously bright and spacious with door opening onto a patio area - the full length windows allow lots of natural light to flood through. The Kitchen area has a range of high-gloss eye-level and base units with complementary worktops over and inset sink unit and combination oven. There is an integral dishwasher and washing machine along with a fridge freezer. The good size Bedroom has a double fitted wardrobe.





Exterior

There is a patio area accessed by the living area and a Communal Garden. Allocated Parking is located within the gravelled area and is secured with electric gates.

Situation

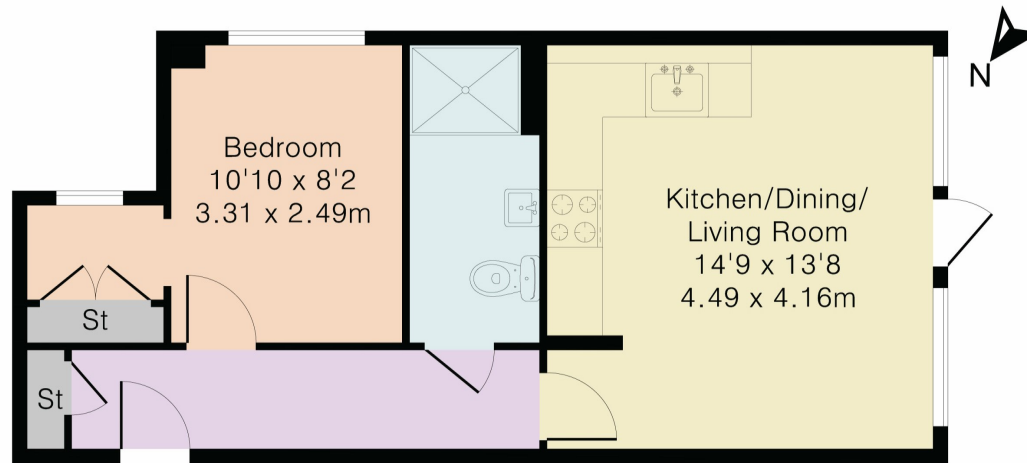
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

Directions

From the offices of **Simmons & Sons Marlow**, proceed left towards Marlow Bridge, turn left into Institute Road, pass the Marlow Library on your left-hand side, turn second left into Beaufort Gardens, first left into Cromwell Gardens at continue Straight ahead where Liston House is at the end on the right-hand side. A representative of **Simmons & Sons** will meet you outside Liston House.



Approximate Gross Internal Area 442 sq ft – 41 sq m



Ground Floor



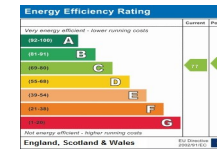
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Council Tax/Wycombe

Tax Band C



Lease: 215 Years from 1 January 2017

Service Charge: £418.00 (Quarterly)

This information has been provided by the seller. Any buyer entering into negotiations should satisfy themselves with respect to these charge.

Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWINGS - Strictly by appointment with:

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