



FLAT 7B, NEW COURT, LISTON ROAD MARLOW
PRICE: £550,000 LEASEHOLD

am ANDREW
MILSON

**7B NEW COURT,
LISTON ROAD
MARLOW
BUCKS SL7 1BY**

PRICE: £550,000 LEASEHOLD

This stylish two bedroom ground floor apartment is quietly situated within the town centre and has evolved from the conversion of a delightful former Victorian detached house.

**PRIVATE COUTYARD GARDEN:
TWO DOUBLE BEDROOMS:
SHOWER ROOM: FITTED KITCHEN:
ELEGANT LIVING ROOM:
GAS CENTRAL HEATING:
HIGH CEILINGS: ENTRY PHONE:
PARKING: COMMUNAL GARDENS.**

TO BE SOLD: This well planned two double bedroom ground floor apartment is set within Marlow town centre just a stones throw away from popular café's restaurants and shops is this striking period building dating back to 1876. New Court was converted into stylish apartments in 2019 whilst preserving many original features to each of the apartment. Marlow High Street is just a couple of minutes walk with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow's railway station has trains to London Paddington, via Maidenhead servicing the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

7B NEW COURT is approached at the rear (east) of the building and has its own private entrance, accessed by foot from Liston Court or by car via Liston Road.

COVERED ENTRANCE: Front door to



ENTRANCE HALL: with glazed front door, wooden floor, radiator, High ceilings, cupboard, boiler cupboard with Worcester gas fired boiler.



LIVING ROOM: with high ceilings, double glazed windows overlooking the gardens of New Court, two radiators, wooden floor, wide opening to fitted Kitchen



FITTED KITCHEN: with complete range of wall and base units with granite working surfaces, single sink with drainer, filtered water, tap, mixer tap. Siemens four ring induction hob with cooker hood and oven, Siemens microwave oven, integrated fridge and freezer, washer/dryer, dishwasher, radiator, wooden floor, double glazed windows overlooking the gardens of New Court.





BEDROOM ONE: radiator, window shutters, range of fitted wardrobes



BEDROOM TWO: radiator, window shutters.

SHOWER ROOM with white suite of oversized shower cubicle with glazed screen and tiled walls, handheld attachment, overhead rose, wash basin with cupboards under, low level WC, vinyl floor, heated tower rail.



OUTSIDE



PRIVATE COURTYARD GARDEN: paved and enclosed by panelled fencing with a brick paved pathway which via wrought iron gateways leads to the communal gardens and to

ALLOCATED PARKING SPACE approached from Liston Road and situated on the North East side of the building

New Court enjoys **COMMUNAL GARDENS** laid mainly to lawn and immediately adjoin a most attractive and well maintained small park with foot paths leading directly to the High St.

TENURE: Leasehold.

LENGTH OF LEASE: 150 years from 2019

GROUND RENT: £400 per annum

SERVICE CHARGE: £2,500 per annum

M4088d0426

EPC BAND: D. COUNCIL TAX BAND E

VIEWING: please arrange to view with our Marlow office, homes@andrewmilsom.co.uk or 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: using the postcode **SL7 1BY** follow the Liston Road round where you will see the parking for New Court on your right.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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, fixtures and fittings.

Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

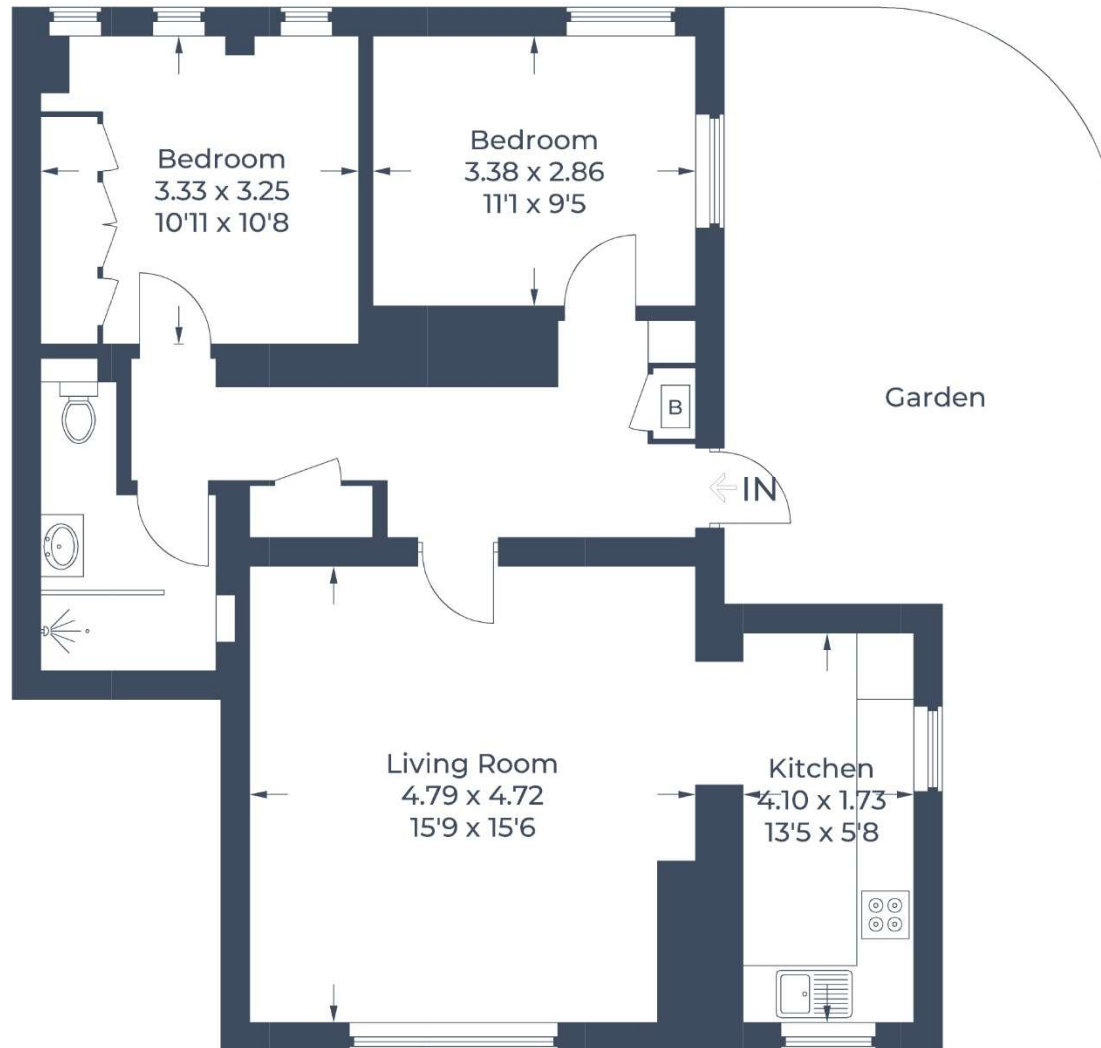


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Andrew Milsom