



FLAT 2, NEW COURT, LISTON ROAD MARLOW
PRICE: £550,000 LEASEHOLD

am ANDREW
MILSON

**2 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.

**TWO PRIVATE TERRACES:
ENTRANCE HALL: CLOAKROOM:
KITCHEN: SITTING/DINING ROOM:
TWO BEDROOMS: SHOWER ROOM:
GAS CENTRAL HEATING:
HIGH CEILINGS: ENTRY PHONE:
ALLOCATED PARKING**

TO BE SOLD: Set within the centre of Marlow town centre and 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:

Front door to **ENTRANCE HALL**

CLOAKROOM with white low level w.c., sink unit in vanity cupboard with mirror over and spot lights, heated towel rail radiator, window, inset lighting, Karndean flooring.



KITCHEN: comprising modern white cupboards and drawers with work tops over, inset sink unit with mixer tap, Siemens hob with extractor over, Siemens oven & grill, washer dryer, dishwasher, fridge, freezer and microwave, extractor, wood flooring.

SITTING/DINING ROOM:



Sitting Room With double doors out to the terrace overlooking the communal grounds, radiators, tv aerial point, pendant lights, wood flooring leading through to;



Dining area with store cupboard, radiator, space for table and chairs door to;



BEDROOM ONE: fitted wardrobes, double doors to terrace



BEDROOM TWO with double doors to terrace built, built in cupboard, radiator.



SHOWER ROOM with low level w.c., sink set in vanity unit, fully tiled shower unit with overhead rose, heated towel rail.

OUTSIDE



TWO PRIVATE TERRACES

PARKING: allocated parking space for one car.

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: 145 Years remaining

GROUND RENT: £217 every per half yearly

SERVICE CHARGE: £543 per quarter

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EPC BAND: D

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: 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.

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

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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