



7 LISTON HOUSE, MARLOW
PRICE: £345,000 LEASEHOLD

am ANDREW
MILSON

**7 LISTON HOUSE
MARLOW
BUCKS SL7 1BY**

PRICE: £345,000 LEASEHOLD

This superbly presented ground floor apartment set right in the heart of the town within a minutes' walk of the high street and offers well fitted and stylish accommodation ideal for first time buyers, retirement, rental investment or as a second home.

**COMMUNAL GARDENS:
PRIVATE WEST FACING PATIO:
DOUBLE BEDROOM WITH
DRESSING/STUDY AREA: BATHROOM:
OPEN PLAN KITCHEN/LIVING ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
ALLOCATED PARKING SPACE:
GATED ENTRANCE:
NO ONWARD CHAIN: LONG LEASE.**

TO BE SOLD: a stylish and impressive ground floor apartment offers modern, spacious and well-proportioned accommodation with the added benefit of a private west facing terrace and an allocated parking space. The property is located in the centre of Marlow within a minutes' walk of the High Street with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COMMUNAL ENTRANCE with front door, entry phone system, stairs leading to First Floor and private front door to:

ENTRANCE HALL with Karndean Niveus flooring, and Vicaima door, cupboard housing consumer unit and electric meter, entry phone system and radiator.



KITCHEN AREA with AEG induction hob, combination oven and microwave, integrated fridge freezer and dishwasher, washer/dryer, granite work surfaces, double glazed window to side and radiator.



LIVING AREA with Kardean Niveus flooring, wiring for Sky television and BT, space for table, double glazed windows and double glazed door to west facing patio, plantation shutters and radiator.



BEDROOM with Karndean Niveus flooring, wiring for Sky television and BT, radiator, double glazed windows with plantation shutters.



DRESSING AREA/STUDY with Kardean Niveus flooring, power points.



BATHROOM modern fitted suite comprising panel bath with mixer taps, low level w.c., unit with sink over and storage under, enclosed fully tiled double shower cubicle with dual shower head, heated towel rail, fully tiled walls and floor, mirror.

OUTSIDE

PARKING the apartment has its own allocated car parking space approached via electric gated entrance.

WEST FACING PRIVATE PATIO created by frosted glass panels with a row of hedging.



COMMUNAL GROUNDS: laid mainly to lawn, trees and shrubs.

TENURE: the apartment is held on 215 year lease with 209 years remaining.

GROUND RENT: Peppercorn.

SERVICE CHARGE: currently £485 per quarter, the equivalent of £1940 per annum.

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EPC BAND: C

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 upon reaching the mini roundabout taking the next right into Institute Road. Take the second turning left into Beaufort Gardens. Continue to the top of the road taking the left turn into Cromwell Garden where the apartment will be found on the right hand side after 100 yards.

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.

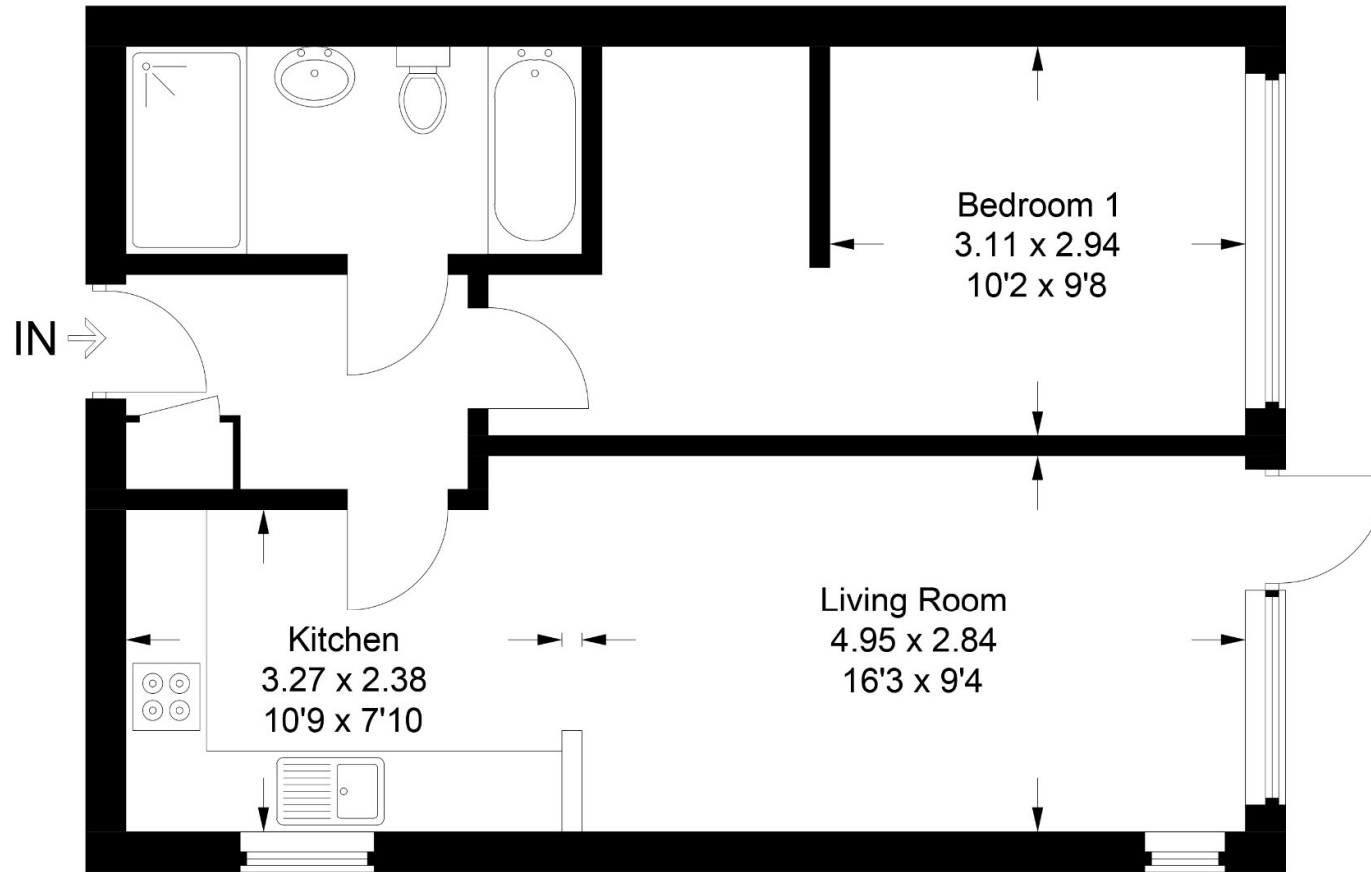
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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
49.1 sq m / 528 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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