

Liston House, Cromwell Gardens  
Marlow, Buckinghamshire, SL7



*Beyond your expectations*

# First floor 1 bed apartment in Marlow town centre.

Hamptons International

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Communal Entrance Hall with Security Entry System | Entrance Hall | Open Plan Kitchen and Living Area | Double Bedroom with Dressing Room/Study | Bathroom | Private Balcony | Gated Allocated Parking

**Guide Price £345,000 Leasehold**

## Description

A first floor one bedroom apartment, refurbished to a high standard, located within a short and level walk of Marlow High Street. One of 14 apartments within a refurbished and re-modelled two storey development, with gated parking and outside space. Ideal first time or investment purchase.

## Outside

The apartment comes with its own allocated parking space set within a gated parking area. Double doors from the living space open onto a private balcony. There are communal garden areas.

## Location

Cromwell Gardens is a sought after address within the thriving Thameside town of Marlow. The town offers a range of excellent Shops, Bars and recreational facilities. Buckinghamshire offers a range of excellent Schools, Sir William Borlase Grammar School is within walking distance of Cromwell Gardens. Marlow train station links with Maidenhead to London Paddington, and Marylebone can be reached from the Train Station located at High Wycombe. The Marlow By-pass (A404) provides access to both the M4 and M40 Motorways and Heathrow International Airport is easily accessible.

## Additional Information

The communal entrance door with security entry system leads into the entrance hall with stairs up to the first floor shared with 6 other apartments. The front door to

the apartment leads into the entrance hall Karndean Niveus flooring, which continues through the apartment excluding the shower room. The open plan kitchen and living area has double doors to the balcony. The Magnet kitchen is fitted with a range of Luna cashmere units with granite worktops, appliances include AEG induction hob, washer dryer, combination oven and grill, Whirlpool integrated fridge/freezer and dishwasher. The bedroom has a dressing room/study area. The bathroom is fitted with a three piece Roca suite with separate shower cubicle, with mirrored vanity cabinet, Roca sanitary ware, electric towel rail and grey wall to floor tiling. Please Note: The images used are from another similar development by Lennox Estates.

Tenure Information: The property will have 125 year lease with a ground rent of £350 pa and service charge of between £884.34 and £1,166.90 pa dependant on the size of the apartment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Liston House, Marlow

Approximate Gross Internal Area  
46.1 sq m / 496 sq ft

### Plot 10

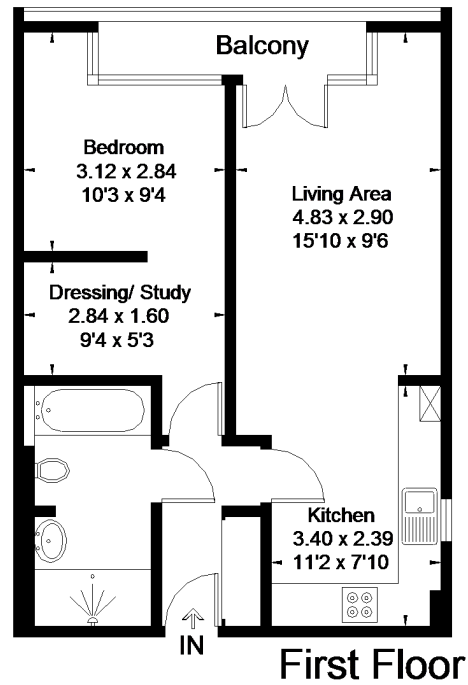


Illustration for identification purposes only. Not to scale  
Ref. 194624

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**FOR CLARIFICATION** 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, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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