



bonners & babingtons

Nugent Court
Marlow



Nugent Court
Newtown Road
Marlow
Buckinghamshire

Tenure: Leasehold

Price: OIEO £215,000

Annual Service Charge: £540

Annual Ground Rent: £10

Council Tax Band: C

EIR: 74

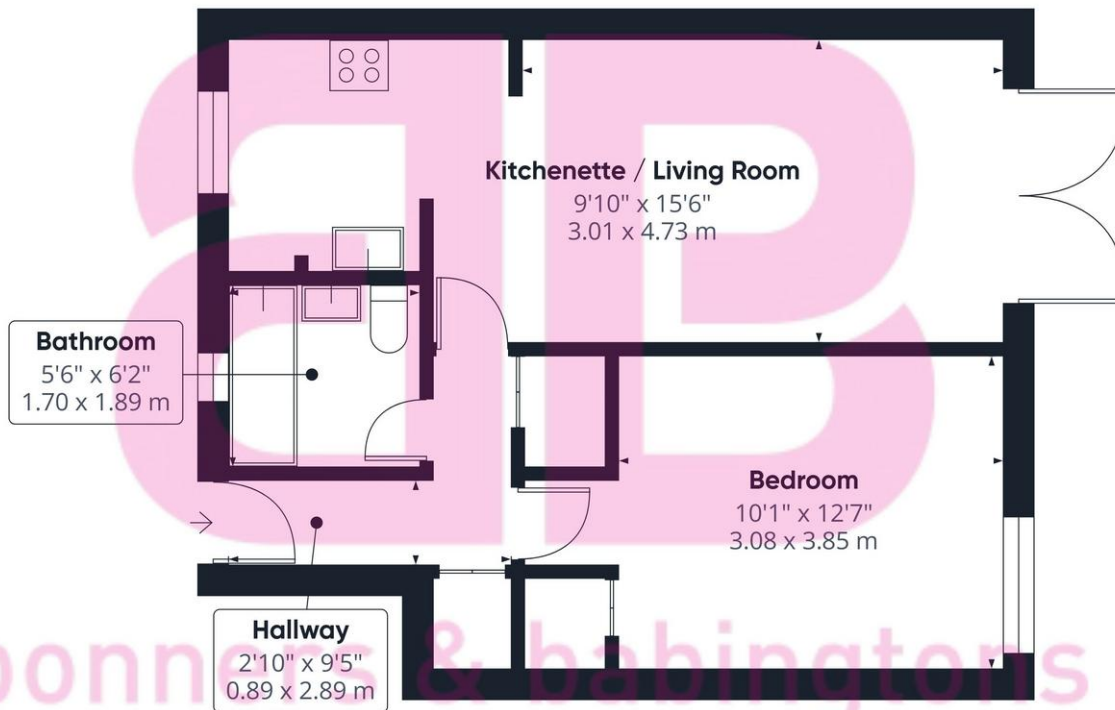


Offered to the market with no onward chain this delightful one bedroom ground floor apartment is an ideal first time or investment opportunity. Situated in a purpose-built development approximately half a mile from Marlow Town Centre this property also benefits from a small courtyard garden and gated residents parking. The property briefly comprises of a living room, kitchenette, double bedroom and family bathroom but also has ample storage and is positioned to the rear of the development away from the road. With lovely well kept communal grounds this development is close to local shops and amenities.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.





Approximate total area⁽¹⁾
470 ft²
43.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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