


bonners & babingtons

# Beaumont Court
# Marlow



# Beaumont Court
# Beaumont Rise
# Marlow
# SL7 1EE

**Tenure:** Leasehold - 119 years remaining

**Price:** OIEO £475,000

**Annual Service Charge:** TBC

**Annual Ground Rent:** 0

**Tax Band:** C

**EIR:** 73

Local Authority: BCC





Offered to the market with no onward chain, this beautifully presented two-bedroom ground floor maisonette has been fully refurbished throughout by the current owner and is finished to an exceptionally high standard. Being conveniently located just a five-minute walk from the High Street and train station, the property is ideal for commuters, first-time buyers and downsizers alike.

The accommodation comprises two well-proportioned double bedrooms, a stylish bathroom featuring a rainfall shower, and a superb open-plan kitchen, dining and sitting room. Double doors open directly onto the garden area, creating a bright and sociable living space that is perfect for both everyday living and entertaining. Outside, the property benefits from a large private driveway providing ample off-road parking, together with a generous, low-maintenance patio garden.

The garden is particularly private and secluded, with mature flower beds adding to its appeal.

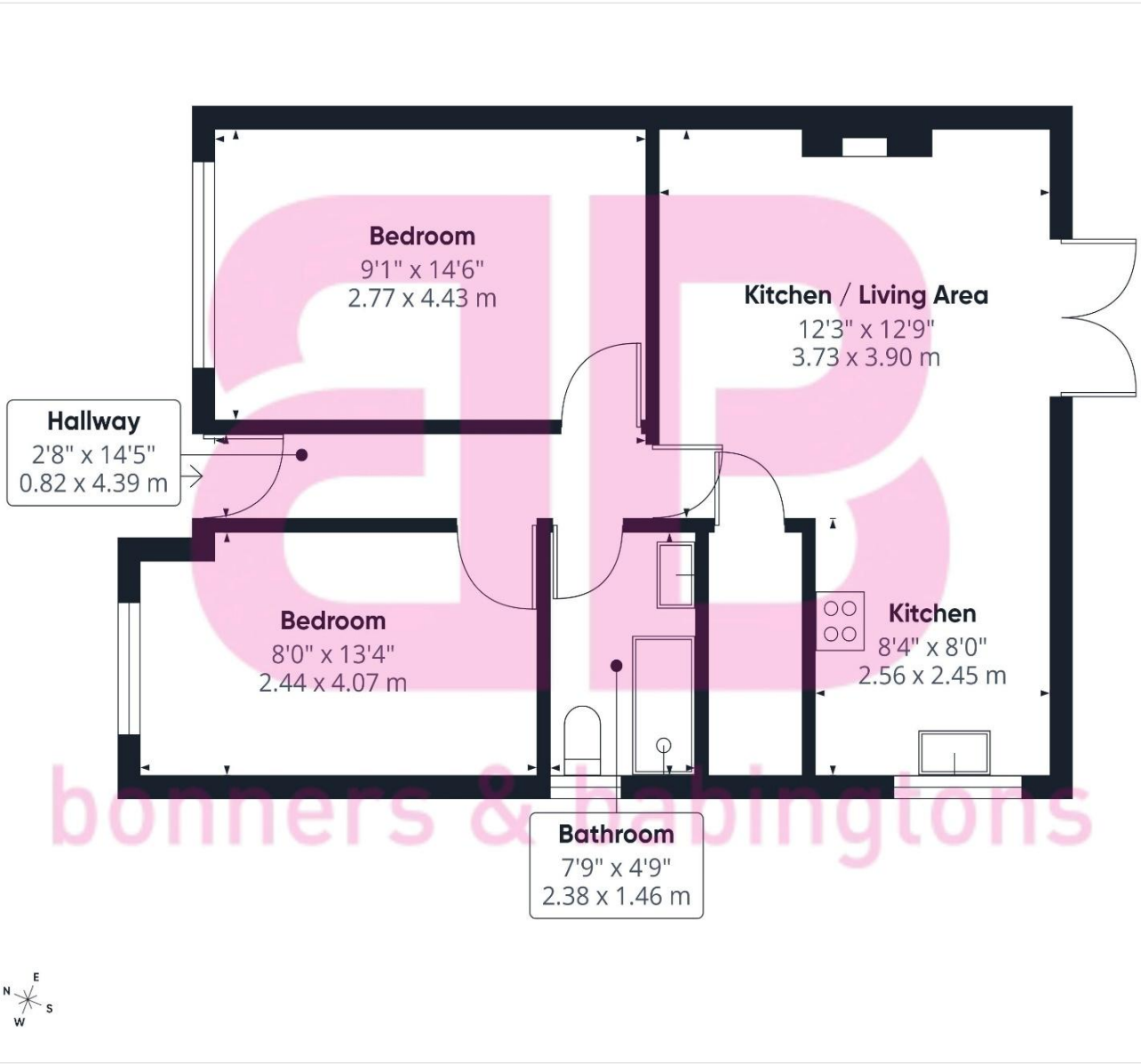


Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants.  Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access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

614 ft²

57 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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