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## 8 Tierney Court Riverside, Marlow, SL7 2BL

Offers In Excess Of £750,000

- Exceptional first floor riverside apartment
- Spacious 26ft sitting/dining room with panoramic river outlook
- Secure gated parking and private garage
- Rarely available central Marlow location
- Spectacular views of the River Thames and Marlow suspension bridge
- Principal bedroom with fitted wardrobes and en-suite shower room
- Beautiful communal riverside gardens
- Moments from Marlow High Street and its amenities
- Versatile second bedroom/study
- Heated indoor communal swimming pool for residents

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## 8 Tierney Court Riverside, Marlow SL7 2BL

An exceptionally rare opportunity to acquire a beautifully positioned first floor riverside apartment enjoying spectacular views over the River Thames and the iconic Marlow suspension bridge. Situated within the highly regarded Tierney Court development, moments from Marlow High Street, this elegant apartment combines secure parking, a private garage, a residents heated indoor swimming pool and one of the finest river outlooks available in the town.



Council Tax Band: G



## ACCOMMODATION

Tierney Court occupies one of Marlow's most coveted positions, set directly on the banks of the River Thames and within easy walking distance of the town's superb selection of restaurants, cafés, boutiques and everyday amenities.

Accessed through pretty gardens via a secure entry system, the apartment opens into a welcoming entrance hall with useful storage and doors leading to all principal rooms. The generous reception room is undoubtedly the focal point of the home. Measuring over 26 feet in length, this impressive space provides sitting and dining areas whilst enjoying breathtaking panoramic views across the river and towards the famous suspension bridge. Full-height glazing floods the room with natural light and creates a wonderful connection with the ever-changing riverside scenery.

The adjoining kitchen is fitted with an extensive range of eye and base level units complemented by wood-effect work surfaces and under-unit lighting. There is an integrated oven and ceramic hob with extractor above, together with space for a washing machine, dishwasher and large fridge/freezer.

The principal bedroom is a generous double room and benefits from extensive fitted wardrobes together with a well-appointed en-suite shower room. The second bedroom offers flexible accommodation and would serve equally well as a guest bedroom, home office or hobbies room. A separate family bathroom completes the accommodation.

Outside, residents enjoy beautifully maintained communal riverside gardens and a private terrace on the water's edge, where it is possible to have an occasional day mooring by prior arrangement, this exclusive residents terrace creates a wonderful setting from which to watch life on the Thames.

Further benefits include secure gated parking, a private garage (approx 26'9 x

8' / 8.15m x 2.44m) with electrically operated up and over door, light and power, as well as the unusual luxury of a heated indoor swimming pool exclusively for residents, which also features a shower, changing rooms and cloakrooms.

Apartments within Tierney Court are rarely offered to the market and, with its outstanding river views, excellent amenities and highly sought-after location, this superb home represents a truly special opportunity in the heart of Marlow.

## LOCATION

Tierney Court enjoys a fabulous location overlooking the river and Marlow Bridge. All Saints Church is opposite and the property is adjacent to the beautiful Higginson Park and Court Garden Leisure Complex in the heart of Marlow.

### Living in Marlow

Marlow is a popular riverside market town which offers cosmopolitan living, nestled in the Buckinghamshire countryside. The town centre features a wide range of shops with both small independent and premium national retailers.

There are a plethora of bars, independent cafes and restaurants throughout the town, most notably the trio of restaurants of Tom Kerridge, the well-respected Michelin-starred chef.

The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town, through parkland and play-parks. Beyond the town centre, rolling countryside is framed by the Chilterns Area of Outstanding Natural Beauty and dotted with footpaths, bridal paths, and open views.

River pursuits are accessible from the town, and close to Marlow are golf

facilities, football, cricket and rugby clubs. An annual festival, Pub in the Park, is immensely popular for live music and culinary displays.

For commuters, the town has a train station to Paddington (connecting via Maidenhead), where mainline services and the Elizabeth Line provide frequent services to London. The M40 motorway is a short drive via the A404(M), which passes the town. Marlow Station 0.3 miles, Marlow High Street 0.5 miles, River Thames Path 0.6 miles, A404 1 mile.

The nearby town of Henley-on-Thames - famous for the Royal Regatta - is only 8 miles away, and the larger town of High Wycombe is only a few miles away, featuring shopping malls, cinemas, and a large John Lewis.

Marlow benefits from a number of good nursery and primary schools, including Great Marlow School, Sir William Borlase's Grammar School, Marlow C of E Infant School & Marlow Day Nursery

Tenure: Share of Freehold (The flat is held on a 125 years lease from 1971 but the freehold of the block is owned by Tierney Court Limited and the owner of each flat owns a 1/20th share in that company which will be included in the sale. In order to maintain the high quality of the block and surrounds, there is an annual service charge of £4,775 which includes maintenance and upkeep of all communal areas and facilities as well as buildings insurance.)

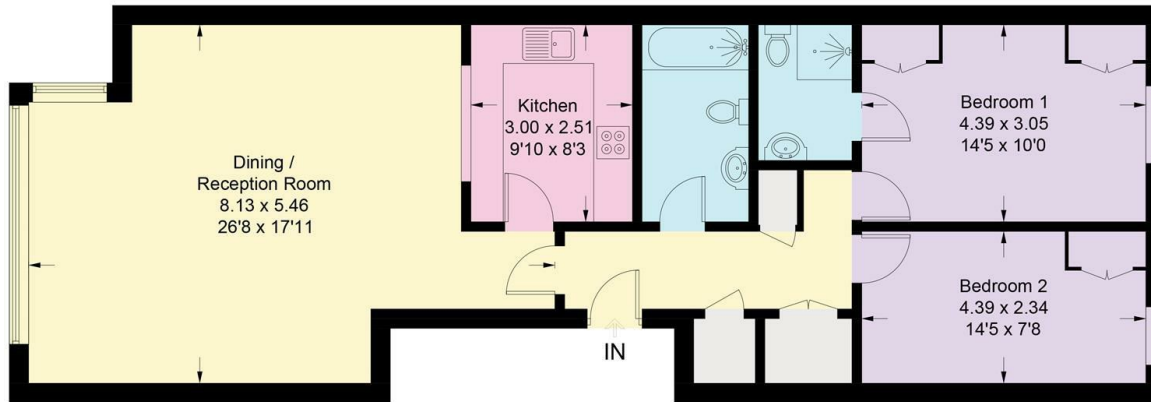
Council Tax: Wycombe - Band G





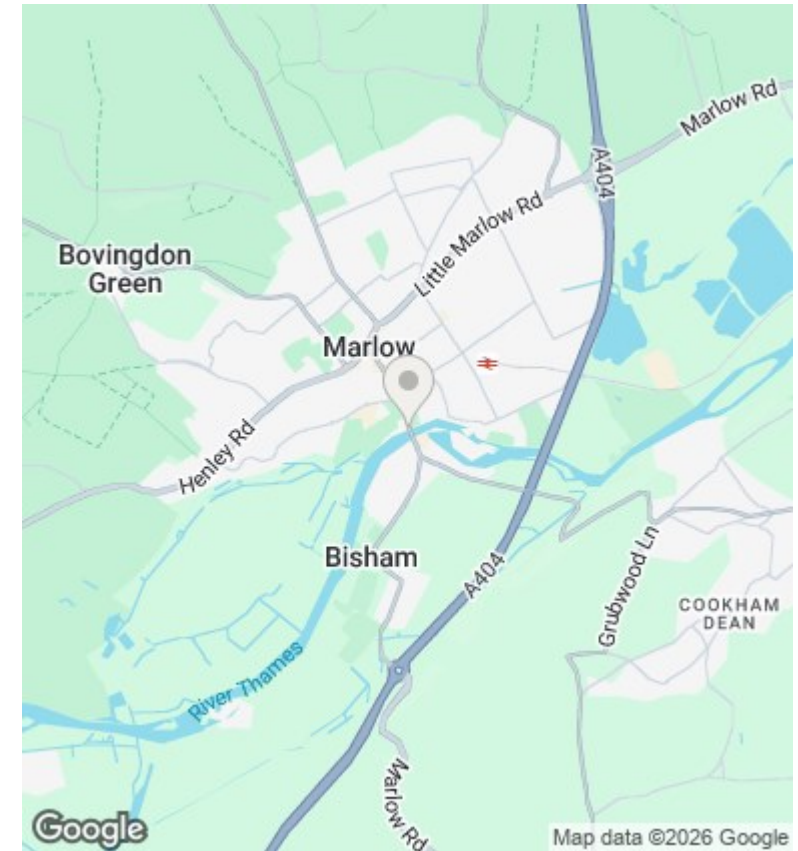
## 8 Tierney Court, Riverside, Marlow, SL7 2BL

Approximate Gross Internal Area = 86.7 sq m / 934 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310597)



### Directions

DIRECTIONS: Upon entering Marlow via the River Bridge, Tierney Court is located on the left hand side. Take the first turning left (before the Park) into Riverside and then the barrier to the residents car park is immediately on the left hand side.

### Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	