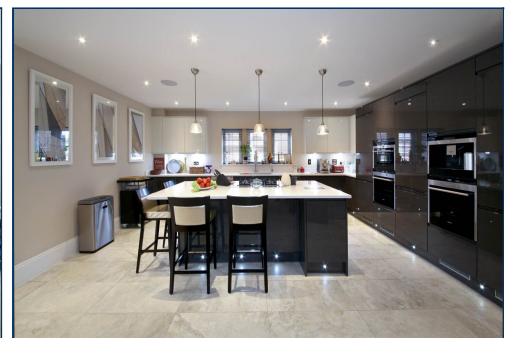


# The **Frost** Partnership

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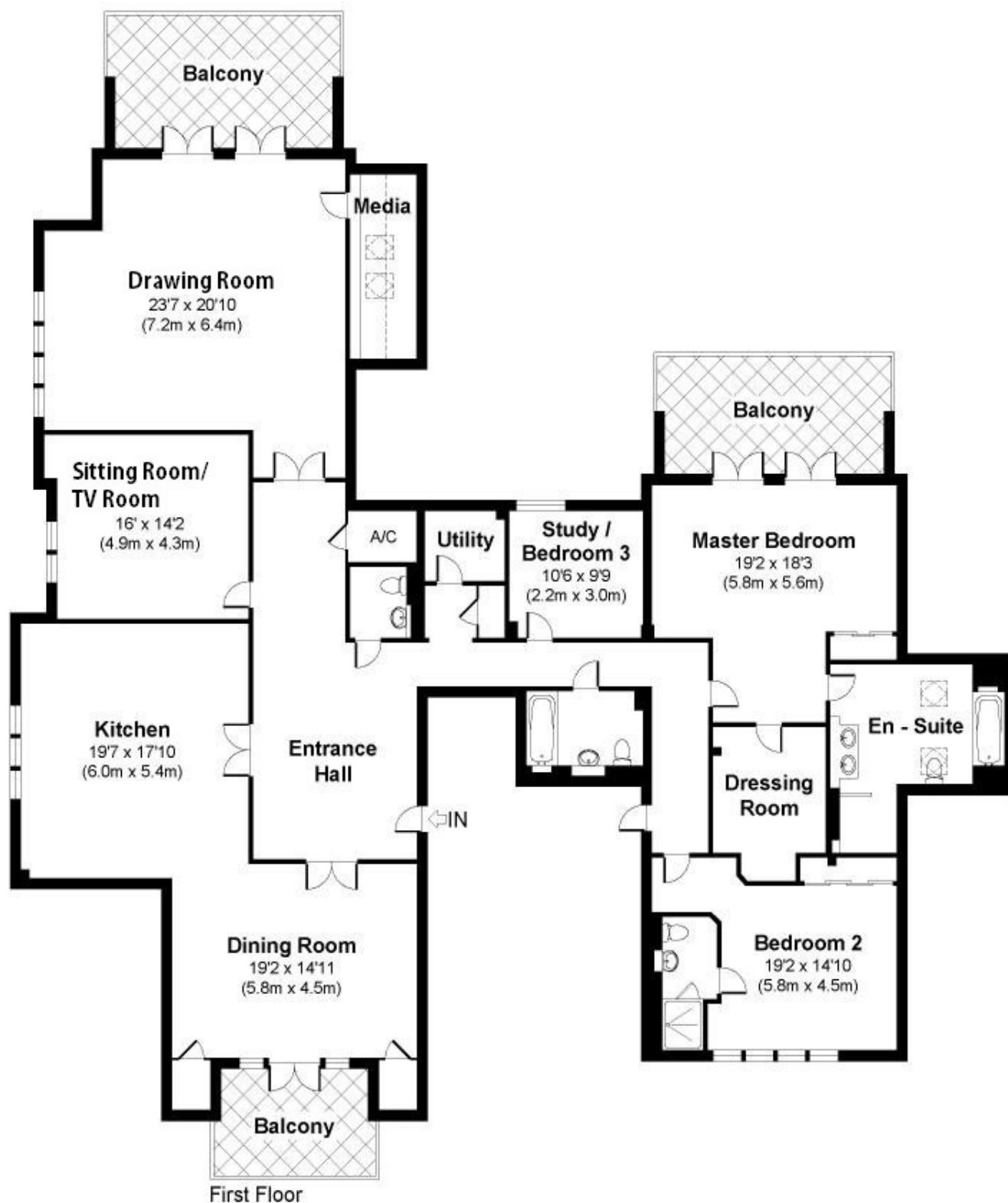
**7 Marchington House, Grove Road, Beaconsfield, Buckinghamshire, HP9 1UP**

**Guide Price £1,995,000 (Leasehold) DRAFT DETAILS**



- Spacious first floor apartment c 3,100 sq ft
- Very close to New Town and station
- 2 secure underground parking spaces + storage
- 3 bedrooms and 3 luxury bathrooms
- 3 private balconies
- 3 large reception rooms

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**TheFrostPartnership**

**Marchington House, HP9 1UP**

**APPROX. GROSS INTERNAL FLOOR AREA 3130 SQ FT / 287 SQ M.**

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**A quite exceptional and spacious three bedroom luxury first floor apartment (c 3,100 sq ft) featuring three balconies and three large reception rooms situated in a small exclusive development built in recent years to a high specification in a prime residential road close to Beaconsfield New Town and station.**

### **SUMMARY OF ACCOMMODATION**

**Ground floor:** communal entrance hall with video entry and lift to all floors including basement.

**First floor:** very spacious reception hall, cloakroom, sitting room with balcony and media/storage room, drawing room, sitting/TV room, wonderful open plan kitchen/breakfast and dining room with balcony, utility room, bedroom wing with three bedrooms including a large master bedroom suite with private balcony, dressing room and luxury en suite shower room, guest bedroom with en suite shower room, bedroom three/study, family bathroom.

**Outside:** two secure basement parking spaces with large storage cupboard and lift to first floor. Guest parking available. Three private first floor balconies.

### **LOCATION**

Beaconsfield New Town offers an excellent range of shopping facilities including Waitrose, Sainsburys and a Marks and Spencers Food Hall. There are a variety of good quality restaurants and cafes. The main line station at Beaconsfield New Town serves Marylebone London, the fast train now takes about 20 minutes. The Old Town is renowned for its historic public houses and restaurants as well as a weekly market on Tuesdays. Communications are excellent with the M40 (J2), situated just the other side of the Old Town, which in turn connects with the M25 and national motorway network as well as Heathrow Airport. The area is renowned for its excellent schooling, both state and private, a full list of schools can be found on The Frost Partnership website [www.frostweb.co.uk](http://www.frostweb.co.uk) There is a wealth of sporting and recreational amenities available in the local area, including golf at nearby Beaconsfield, Gerrards Cross and The Buckinghamshire Golf Clubs. Stoke Park Golf and Country Club, with its outstanding leisure and recreational facilities, is around seven miles distant. Tennis and cricket clubs may be found in Beaconsfield and Gerrards Cross and rugby at Beaconsfield and High Wycombe.

### **THE PROPERTY**

7 Marchington House is a quite exceptional and spacious first floor apartment in a small exclusive development built in recent years by Cala Homes. The apartment is on the first floor and is accessed via a lift from the basement parking area or the large and elegant communal entrance hall. A particular feature of the apartment is the **grand reception hall** which benefits from marble flooring and provides access to all rooms. The beautiful **kitchen** is fitted with a range of eye and base level units with integrated appliances and central seating island. This opens onto the **dining room** which has double doors leading onto one of the balconies. The generous **drawing room** is dual aspect and has two sets of doors opening onto a **large balcony** and there is also access to the **media room**. There is a **TV/sitting room**, **utility room** and a **guest cloakroom** off the reception hall. The **master bedroom** benefits from two sets of doors leading onto again a large private **balcony** with a separate **dressing room** and **en suite bathroom**. The **guest suite** has an **en suite shower room** as well as built in wardrobes. **Bedroom three** could be utilised as a study if required and there is a **family bathroom**.

### **OUTSIDE**

The property benefits from three private first floor balconies. There are two secure basement parking spaces with a large storage cupboard and lift to first floor. Guest parking is available.

### **DIRECTIONS**

From the offices of The Frost Partnership in Beaconsfield proceed away from the railway bridge and over the two mini roundabouts. After a very short distance turn right at the next mini roundabout into Grove Road. Continue for approximately 100 yards and bear left and the development will be found after a short distance on the left hand side.

### **OTHER INFORMATION**

Leasehold with approximately 121 years remaining.

Service charge £4820 per annum

Ground rent £500 per annum

### **AGENTS NOTE**

Energy Efficiency Rating – B. Please contact us for a full copy of the Energy Performance Certificate (EPC).





**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.