

The **Frost** Partnership

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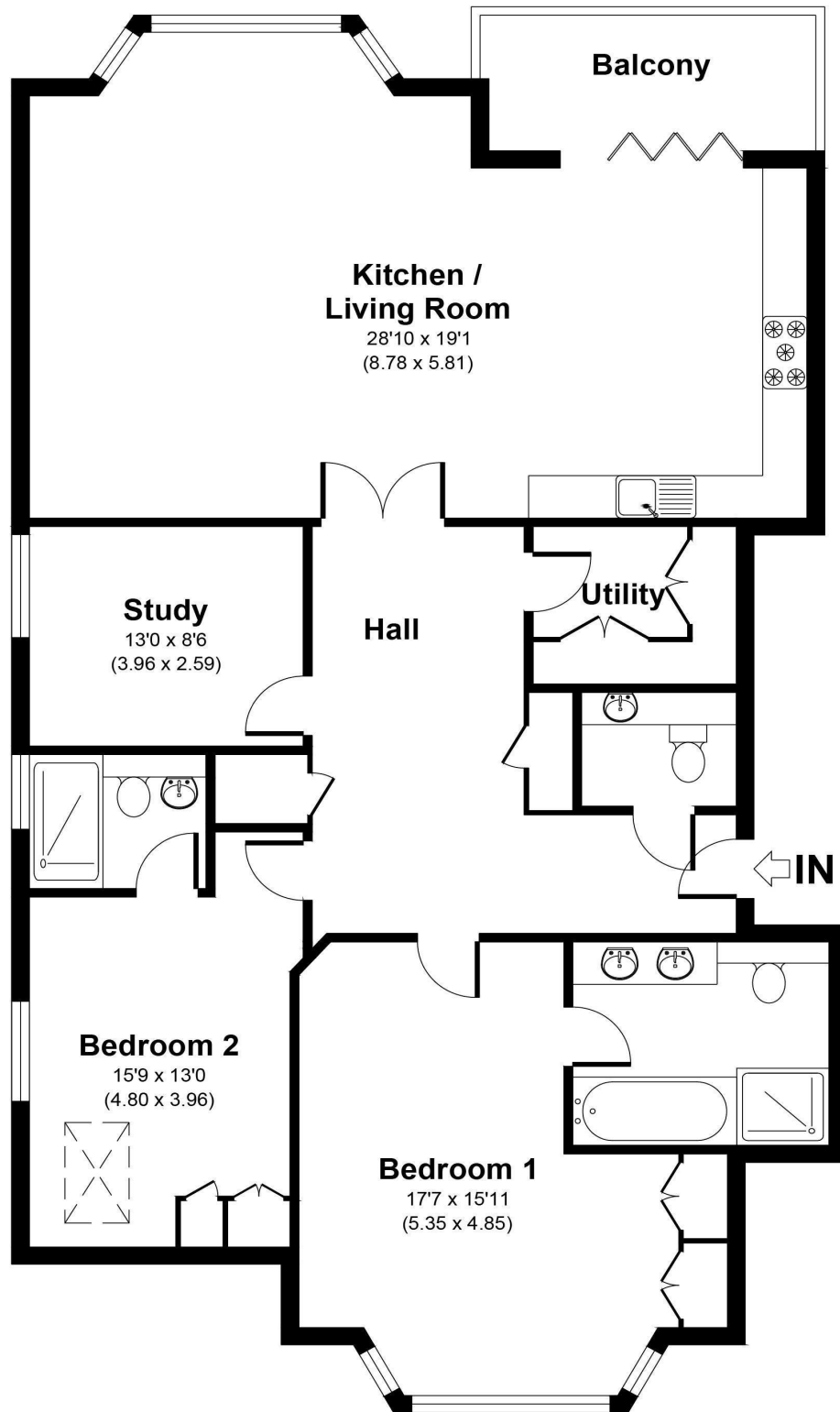
Apartment 4, Northfield, 40 Penn Road, Beaconsfield, Bucks, HP9 2LT

Guide Price £1,050,000 (Leasehold) DRAFT DETAILS



- Impressive newly built first floor apartment
- 2 bedrooms plus study/bedroom 3
- Private balcony and communal gardens
- A few minutes' walk of the New Town and station
- Two underground parking spaces
- High specification finish, approx. 1,300 sq ft

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Flat 4, 40 Penn Road

APPROXIMATE GROSS INTERNAL AREA 1300 SQ FT / 120.82 SQ M
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A fabulous new development of six luxury apartments, extremely close to Beaconsfield New Town and station with secure underground parking, plus storage. Finished to an exacting standard by Prime Phenix developers. center>

SPECIFICATION - Key Features

- * High quality kitchens with Shaker style cabinets complemented with quartz stone work tops.
- * Excellent range of Miele and Siemens appliances
- * Villeroy and Boch sanitary ware
- * Air conditioning
- * Wet under floor heating system to all apartments
- * Porcelanosa tiles to the bathrooms, hall and kitchen/living area
- * Security system to all apartments (with access to CCTV), video entry system to entrance gates and burglar alarm
- * Integrated Sonos audio system in the kitchen/living area
- * Basement parking with storage and lifts to all floors
- * Lease - 999 years
- * Ground rent to be confirmed
- * Maintenance charge to be confirmed
- * 10 year building warranty

LOCATION

Northfield, Penn Road is situated within a few minutes' walk of Beaconsfield New Town and station on one of Beaconsfield's premier residential roads. The apartments are perfectly located for the New Town facilities offering an excellent range of amenities for day to day needs including convenience and independent retail stores and a variety of restaurants and supermarkets including Waitrose, Sainsbury and Marks & Spencer Simply Food. In addition, there is a mainline train line service which runs to London Marylebone (fastest train from 22 minutes). The M40 (J2), just the other side of the Old Town, provides access to London, Oxford, Birmingham, Heathrow and the M25. Sports enthusiasts are well catered for with tennis, riding, squash, golf, cricket, rugby and football clubs in the area. Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system, of which the Beaconsfield High School for girls and the Royal Grammar School for boys in High Wycombe are the closest. Independent preparatory schools include Caldicott in Farnham Royal, The Beacon (Amersham), Davenies in Beaconsfield for boys and High March for girls.

DIRECTIONS

From the offices of The Frost Partnership proceed over the railway bridge and over the roundabout by Waitrose. Continue out along the Penn Road for a few hundred yards, and Northfield, 40 Penn Road will be found on the right hand side.

AGENT'S NOTE

These plans are not to scale and are for identification purposes only.

The interior photographs are of Apartment 2 and are for illustrative purposes only.



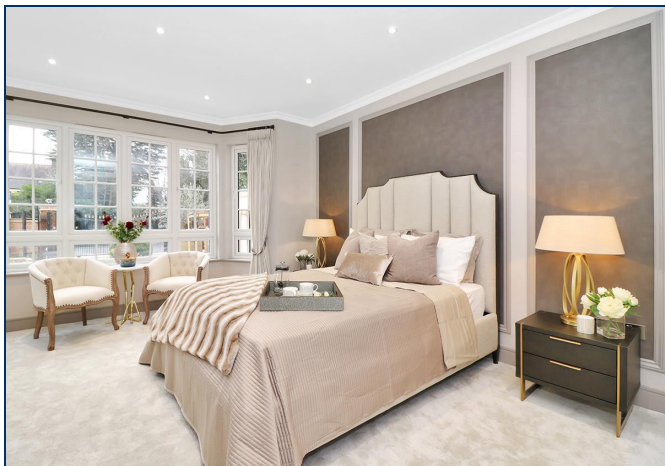
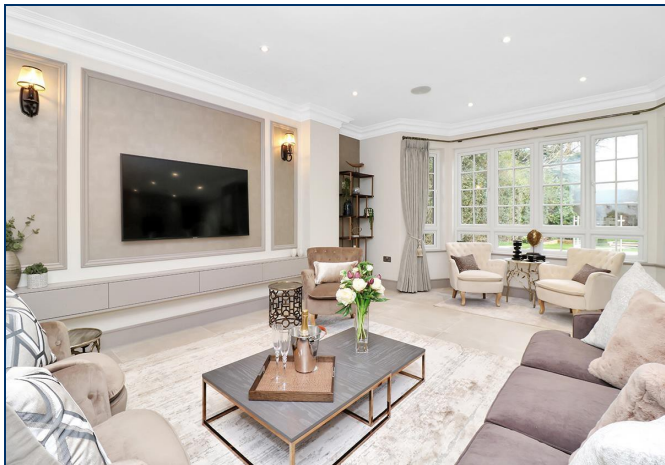
AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



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.