



The Hollies, Beaconsfield
Buckinghamshire

TIM RUSS
& COMPANY



13 The Hollies
Maxwell Road
Beaconsfield
Buckinghamshire HP9 1RH

- SPACIOUS SECOND FLOOR APARTMENT WITH LIFT
- PURPOSE BUILT DEVELOPMENT FOR THE OVER THE OVER 60'S
- PRETTY COMMUNAL GROUNDS
- LIGHT & AIRY ACCOMMODATION
- EXCELLENT SIZE LIVING ROOM
- TWO GOOD SIZE BEDROOMS
- HEART OF BEACONSFIELD
- NO ONWARD CHAIN

A light and airy second floor apartment ideally situated in an enviable location in Beaconsfield New Town.

O.I.E.O £300,000 Leasehold

TIM RUSS
& COMPANY

The Property

A light and airy two bedroom 2nd floor apartment set in this popular retirement development for the over 60's. Ideally located in central Beaconsfield, just opposite Sainsbury's and within a short walk to the shops and station. The communal entrance hall gives access to this second floor apartment via stairs or a lift. The reception hall has an entry phone system and panic alarm and two useful storage cupboards. There is a spacious living room with a bay window, providing an ideal dining area leading to a superbly fitted kitchen.

There are two good size bedrooms both with fitted wardrobes and a superbly fitted main bathroom.

Outside

To the front of the property there is a gated in/out driveway with parking. A drive leads to the rear where there is additional unallocated parking.

The wonderful communal gardens are a real feature of this development, neatly landscaped with areas of lawn and shrub borders with seating areas, a delightful water feature and a well-positioned summerhouse for the use of residents. In addition, there is a guest suite with en-suite shower (bedding and towels are provided for guests)



which can be booked via the Manager at a nominal charge.

The Hollies benefits from being maintained by Aldwyck Housing Group and there is a manager whose office is located on-site.

Tenure Leasehold

The current service charge is £315 p/m and the Lease is 125 years from 1989

Location

Situated in the heart of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. There is also a library and a main line train station with services to London Marylebone (from 23 minutes approximately).

The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

Directions

From the town centre turn into Maxwell Road and The Hollies is located just before the zebra crossing on the left.



Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

EPC Rating D

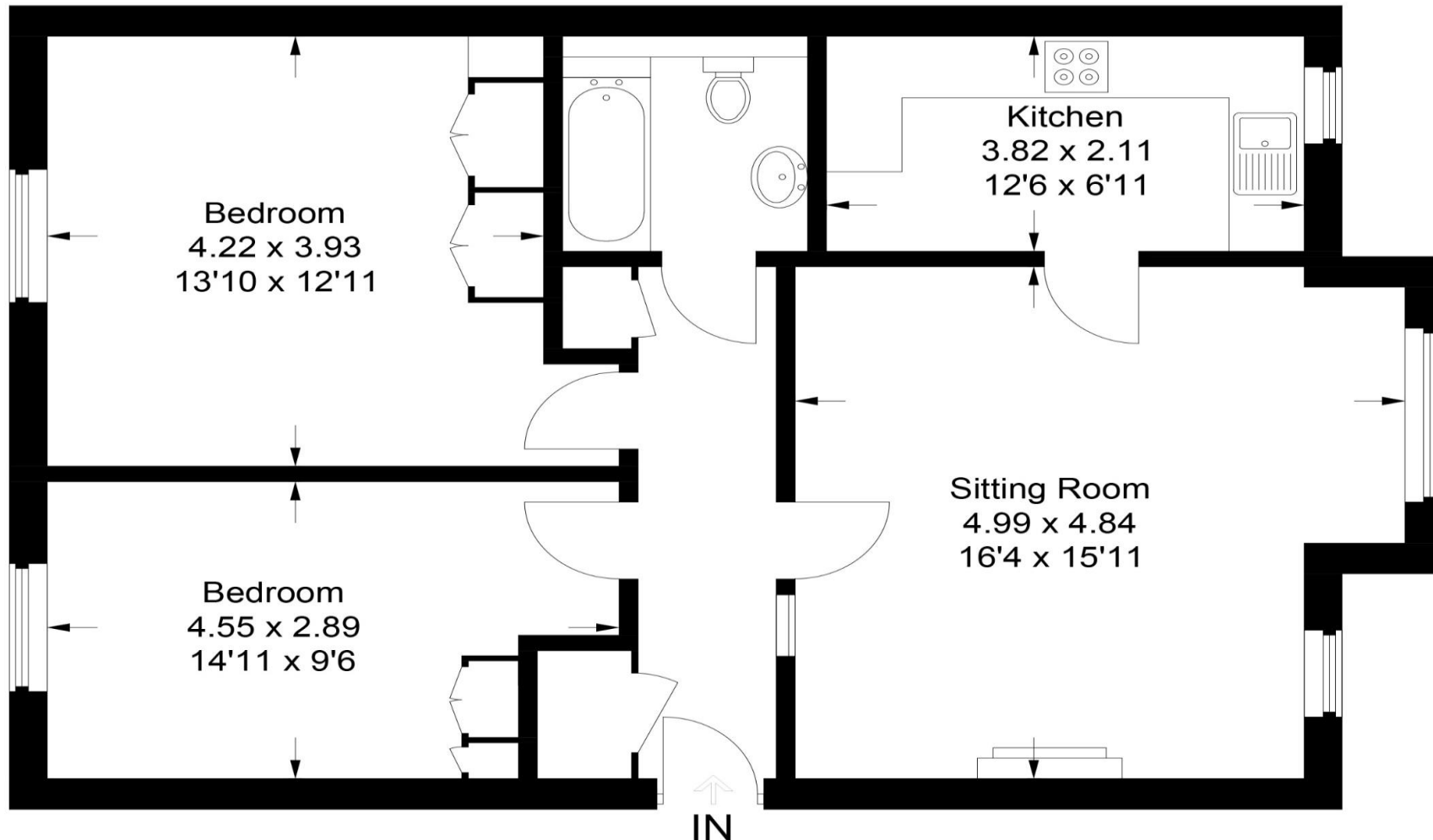
Council Tax Banding E

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Ref: 23/8130





13 The Hollies

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

TIM RUSS
& COMPANY

6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: Beaconsfield@timruss.co.uk

www.timruss.co.uk