



Cardain House, Burkes Road  
Beaconsfield, Buckinghamshire

**TIM RUSS**  
& COMPANY



14 Cardain House  
Burkes Road  
Beaconsfield  
Buckinghamshire HP9 1HG

- A SPACIOUS DUPLEX APARTMENT
- OFFERED IN EXCELLENT CONDITION
- LIGHT & AIRY ACCOMMODATION
- TWO GOOD SIZE BEDROOMS
- BEAUTIFULLY FITTED SHOWER ROOM
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO TRAIN STATION
- SECURED UNDERGROUND PARKING

A beautifully presented two bedroom duplex apartment, considerably improved by the current owners. Situated in a central location, close to shops and train station.

**£335,000 Leasehold**

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## The Property

An extremely well presented two bedroom duplex apartment offering spacious light and airy accommodation. Conveniently situated in the centre of Beaconsfield New Town within walking distance of an excellent selection of amenities and train station.

In brief the accommodation comprises: entrance hall with stairs rising to the first floor, understairs storage cupboard, a superbly fitted kitchen with electric underfloor heating, a delightful light and airy living room with electric underfloor heating, space for a small dining table. The main bedroom has an excellent range of fitted wardrobes. Bedroom 2 is a generous size, with both bedrooms served by a modern bathroom suite.

The windows are now UPVC double glazed and the property has a modern electric central heating system.

## Outside

The property is approached from an external walkway with front doors onto Burkes Road and Gregories Road, which give access. There is an underground car park with ramp off Burkes Road with security door to one parking space.

## Location

Located in the very heart of the New Town which offers a comprehensive range of amenities and shops including Sainsburys, Waitrose and Marks and Spencer Simply Food.

The mainline train station is a short walk away with services to London Marylebone approximately 25-30 minutes. The M40 motorway (Junction 2) is within two miles and provides good road connections to London, M25 and Oxford and Birmingham and the M25 network. Beaconsfield Old Town has many restaurants and public houses. The area is well known for its excellent schooling and the retention of the grammar school system.

## Directions

Cardain House lies in the centre of the New Town in Beaconsfield. The apartment is immediately above The Post Office. The entrance to the block is immediately opposite Tim Russ & Company's office in Burkes Road or there is a rear entrance via a spiral staircase.

## 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.

## E.P.C Rating D

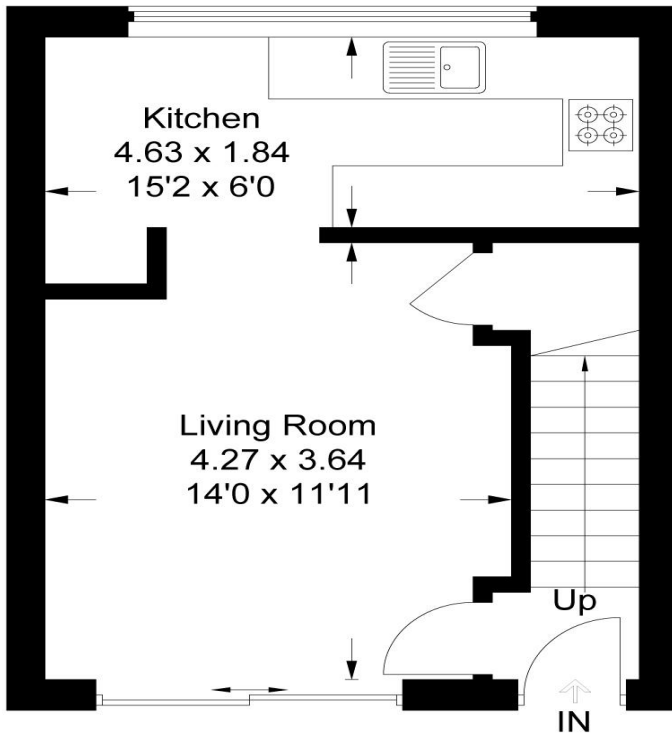
## Council Tax Band C

**Lease approximately 132 Years remaining.**

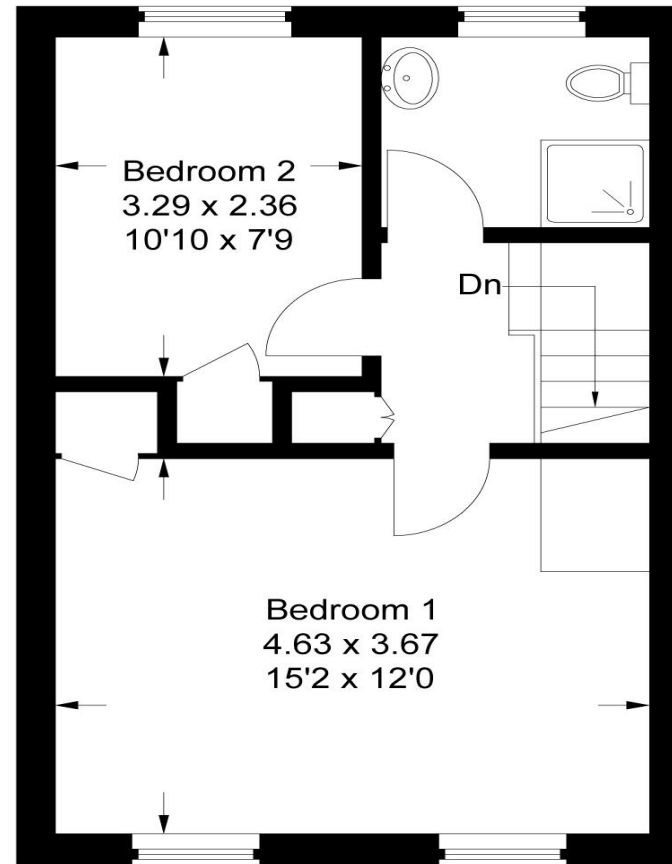
**Service charge £167.51 per month.**

Ref: 23/8164





**Ground Floor**



**First Floor**

**14 Cardain House**

Approximate Gross Internal Area  
 Ground Floor = 29.6 sq m / 319 sq ft  
 First Floor = 36.0 sq m / 388 sq ft  
 Total = 65.6 sq m / 707 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.

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