



Wilton Grove, Amersham Road
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



11 Wilton Grove
Amersham Road, Beaconsfield
Buckinghamshire HP9 2EJ

- BRAND NEW FIRST FLOOR APARTMENT
- UNDERFLOOR CENTRAL HEATING
- LARGE LIVING ROOM WITH KITCHENETTE
- WALKING DISTANCE TO TRAIN STATION

£450,000 Leasehold



The Property

One of just three luxury brand new apartments built to a high specification by award winning developers Aquinna Homes. This first floor apartment is ready for occupation and comes with a 10 year NHBC warranty and the benefit of concrete flooring with underfloor heating, video entry phone system, a spacious living room with feature bay window, superbly fitted kitchenette, two good size bedrooms and a beautifully fitted bathroom.

The original building was built in the 1940s and they are situated behind a tree screen accessed by a service road. The 12 apartments sit in generous grounds with an area of communal garden lying to the rear and front, there is an access to a private gateway giving access to One Tree Meadow which is a public open space. A path crosses the meadow and connects to roads that lead through to Beaconsfield station and the town centre.

The first floor apartment is set in a block of three brand new apartments with nine additional existing and refurbished apartments, also available for purchase, subject to availability.

Outside

The apartments are approached from the service road, via the Amersham Road and an allocated parking space is provided for each apartment. There is a communal garden which is laid to lawn.

Tenure

999-year lease from the 1st January 2021. Share of freehold

Service Charge: £1355.33 per annum (split over 12 months) Peppercorn Ground Rent

Location

The town and shops are within walking distance including Waitrose, Sainsbury's, Marks & Spencer Simply Food plus a good selection of specialist shops, cafes, bars and restaurants.

The mainline train station has services to London Marylebone (from 23 minutes). Within one mile is Junction 2 of the M40 which gives access to London and the M25. Sporting facilities include rugby, cricket several golf clubs and squash and badminton clubs.

Directions

Proceed along Station Road turning left into Candlemas Lane. At the end of Candlemas Lane turn left onto Amersham Road. Just after the roundabout turn left into the service road where the apartment is situated on the left-hand side.

Viewings

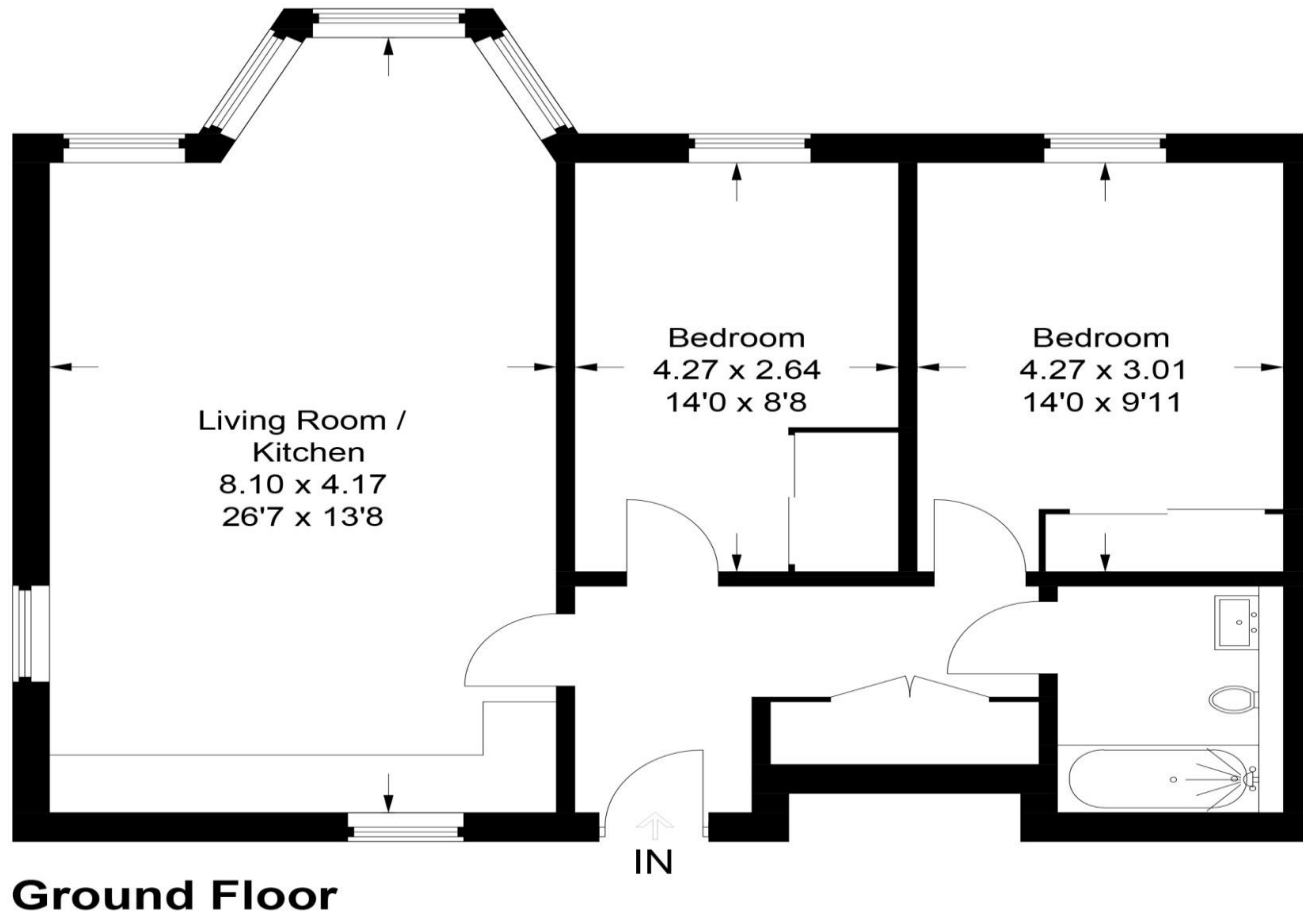
Strictly by appointment only.

Solicitors/Mortgage Advice

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

Ref:





Ground Floor

Wilton Grove

Approximate Gross Internal Area = 69.0 sq m / 743 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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