



Calumet, Reynolds Road
Beaconsfield

TIM RUSS
& COMPANY



4 Calumet, Reynolds Road
Beaconsfield
Buckinghamshire HP9 2LZ

- SPACIOUS THREE BEDROOM APARTMENT
- IN THE HEART OF THE NEW TOWN
- LANDSCAPED COMMUNAL GARDENS
- NO ONWARD CHAIN

£700,000

Share of Freehold



The Property

An extremely spacious three-bedroom, two bathroom first floor apartment set in a popular development in the heart of Beaconsfield New Town. A convenient location, just a short level walk from all amenities the town has to offer and main line station.

Located on the first floor, with lift access, featuring a balcony and offered with no onward chain.

In brief the accommodation comprises:

Communal entrance with stairs and lift to all floors, entrance hall with generous sized storage/cloaks cupboard.

A spacious triple aspect living/dining room with sliding patio doors onto a wide balcony overlooking the grounds towards the library in Reynolds Road, fitted kitchen with a range of base and wall units, built in appliances and granite work tops.

Three good sized bedrooms with modern en-suite shower room to the Master bedroom plus a main bathroom.

Outside

Calumet apartments are set in established gardens and grounds, which are maintained to a high

standard. There is space for residents and visitors parking. There is also a separate courtyard which provides garaging, and this apartment includes a single garage.

Location

The Calumet apartments are located in the New Town of Beaconsfield which offers an excellent range of shops including Waitrose, Sainsbury's and a Marks & Spencer Simply Food plus a selection of cafes and restaurants, there is also a library and main line train station with services to Marylebone.

Within a mile to a mile and a half is Beaconsfield Old Town, which has a range of beautiful period buildings, many restaurants and public houses.

The location is ideal being within a short drive of the M40 (Junction 2), giving fast access to the M25 motorway network, London, Oxford and Birmingham.

Directions

From our office proceed across the railway bridge to the Waitrose mini roundabout and take the second exit into Reynolds Road, (alongside the National Westminster Bank). The entrance to Calumet is a short distance on the right-hand side (almost opposite the library) and number 4 is in the first block

on the left.

Tenure Leasehold with share of Freehold

The original lease was for 999 years so there are circa 950 years remaining.

Each owner also owns a share of the freehold of the Calumet site. This will enable them to extend leases without charge other than solicitor fees. No Ground Rent is due.

The service charge is to be paid twice yearly in June and December and the combined payments for 2023 amounted to £3,718.

EPC Rating C

Council Tax Band G

Viewings

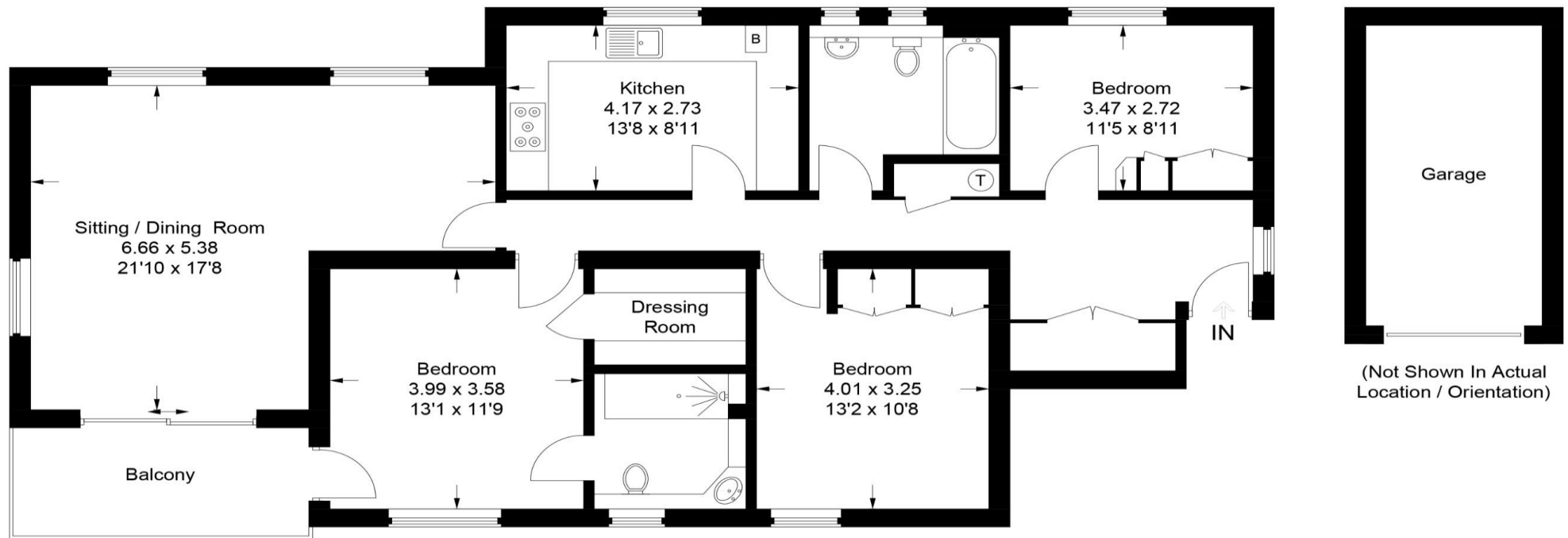
Strictly by appointment only.

Solicitors/Mortgage Advice

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

Ref: 23/





4 Calumet

Approximate Gross Internal Area = 116.7 sq m / 1,256 sq ft
(Excluding Garage)

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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