



Wilton Hollow, Amersham Road,
Beaconsfield

TIM RUSS
& COMPANY



3 Wilton Hollow
Amersham Road
Beaconsfield
Buckinghamshire HP9 2EJ

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LUXURY FITTED BATHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- BAY FRONTED SITTING ROOM
- WALKING DISTANCE TO STATION
- NO ONWARD CHAIN

A stylish two bedroom apartment set in a handsome block within walking distance of town and station.

Price £349,950 Leasehold

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The Property

Wilton Hollow was built in about the 1940s by the builders who built all the individual houses in the service road which they sold off. These apartments were retained by the family as an investment. The apartments have been progressively improved and the new owners, who too occupation about six months ago have undertaken further improvements and alterations to the communal areas. Whilst the properties carry an address of Amersham Road, they lie behind a tree screen off a service road which just serves these homes and apartments. The apartments sit in generous grounds with an area of communal garden lying to the rear and there is an access to a private gateway giving access to One Tree Meadow which is public open space. A path crosses the meadow and connects to roads that lead through to Beaconsfield station and the town centre.

An excellent opportunity to acquire a beautifully presented two bedroom ground floor apartment, recently modernised to a high specification.

The property is conveniently situated within 15 minutes' walk of Beaconsfield New Town and train station and is offered with no onward chain.

Outside

These apartments are approached off the service road, lying off Amersham Road and it will provide an allocated parking space for each apartment. The intention is to provide additional visitor space. There is a communal garden.

Leasehold

999-year lease/share of the freehold.

Ground Rent: £10 per annum

Service Charge: £1,250 (est) per annum

Location

The town and shops are within walking distance which includes 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).

With one mile is Junction 2 of the M40 which gives access to London and the M25 network.

Sporting facilities include rugby, cricket a number of golf clubs and squash and badminton clubs.

Directions

From the centre of the New Town take Maxwell Road proceed to the end and turn left onto the Amersham Road. Continue over the new roundabout and take the first turning on the left into the service road. Wilton Hollow will be found on the left.

Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

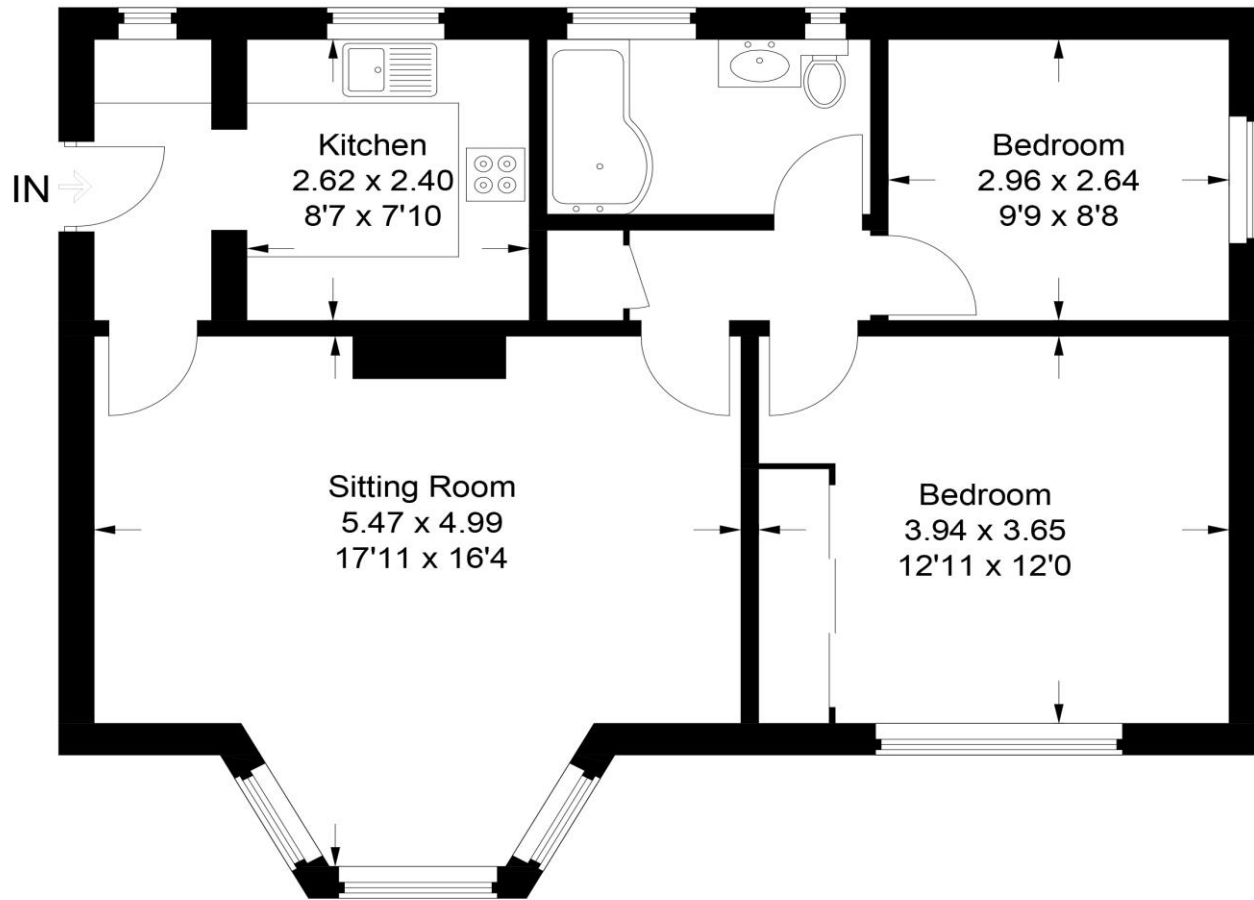
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

E.P.C Rating C

Council Tax Band C

Ref: 21/7988V2





Flat 3, Wilton Hollow

Approximate Gross Internal Area = 65.4 sq m / 704 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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6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: **01494 681122**

E: beaconsfield@timruss.co.uk

www.timruss.co.uk

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