



5 Park Grove, Penn Road
Knotty Green, Beaconsfield

TIM RUSS
& COMPANY

5 Park Grove, Penn Road, Knotty Green, Beaconsfield, Buckinghamshire HP9 2EN



- SPACIOUS AND WELL-DESIGNED OPEN PLAN LIVING
- MODERN KITCHEN WITH GRANITE WORK TOPS AND INTEGRATED APPLIANCES
- DOUBLE BEDROOM WITH WARDROBES
- BATHROOM WITH SHOWER OVER BATH.
- GAS CENTRAL HEATING TO RADIATORS AND LEADED LIGHT DOUBLE GLAZING
- LOVELY LARGE COMMUNAL GARDEN.
- UNDERGROUND CAR PARKING SPACE AND VISITOR PARKING
- NO CHAIN ABOVE

Price **£350,000** Leasehold

A well-appointed first floor apartment in prestigious gated development just over a mile from Beaconsfield New Town's shopping centre and rail station.

Offered to the market with no chain above.

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The Property

5 Park Grove is a particularly well positioned first floor apartment in a small block of apartments in this prestigious gated development of high-end residential homes and apartments.

After entering Park Grove via the security gates the apartment block is immediately on the right-hand side with driveway to the rear side leading to the undercover parking. There is a spacious communal hallway with staircase leading to the first floor.

Inside, the private hallway features wood flooring, a utility cupboard (with space and plumbing for washing machine) and deep storage cupboard. The hall accesses the principal rooms and the wood floor continues into the dual aspect living room (with bay) and modern fitted kitchen. The latter features integrated appliances and granite worktops.

There is an attractive double bedroom with wardrobe cupboards and modern bathroom suite with wall mounted shower unit over bath, heated towel rail and tiled floor.

The living room, kitchen and bedroom all have first floor views over the communal gardens.

Outside

The property benefits from an excellent sized lawned

communal gardens with with mature trees and hedging/climber providing seclusion. There is a bin storage area.

There is one allocated underground parking space for Number 5 and two visitor spaces.

Location

Knotty Green is a favoured area on the north side of Beaconsfield close to fields and countryside walks. Just over a mile away is the centre of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, a Marks & Spencer Simply Food and Sainsburys. There is also a library and main line train service into London Marylebone.

The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system.

Directions

From our offices cross the railway bridge and pass Waitrose on your right. Continue up the Penn Road passing The Red Lion public house on your left and Park Grove will be found beyond Glenock Place on the right-hand side.

Viewings By appointment only on 01494 681122.

Mortgage

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

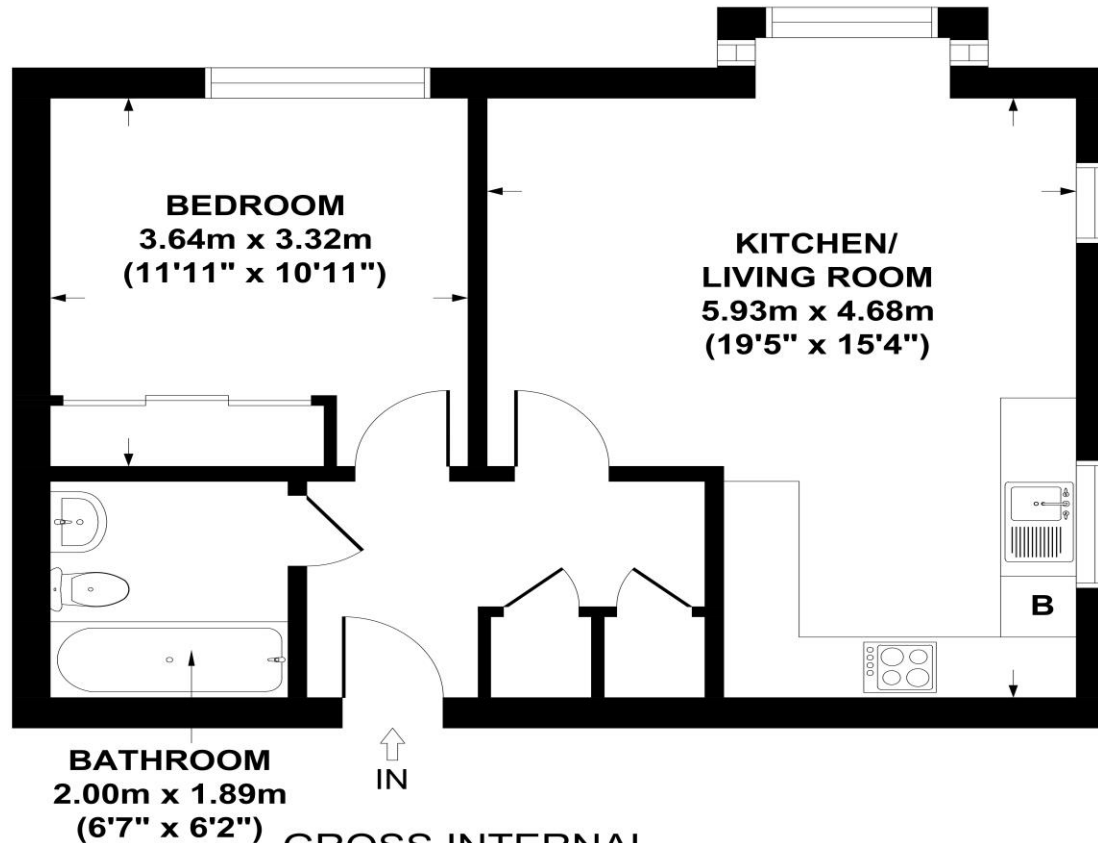
Tenure

Leasehold Original term of 999 granted in January 2008. The ground rent and building insurance was £928.05 which was paid in December 2023. Maintenance charge for this 2024 will be £1707.85, payable in January and June 2024.

Council Tax Band D EPC B

Ref: 24/8210





**GROSS INTERNAL
FLOOR AREA 49 SQ M / 530 SQ FT**

**PARK GROVE, KNOTTY GREEN, HP9 2EN
APPROX. GROSS INTERNAL FLOOR AREA 49 SQ M / 530 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: beaconsfield@timruss.co.uk

www.timruss.co.uk

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