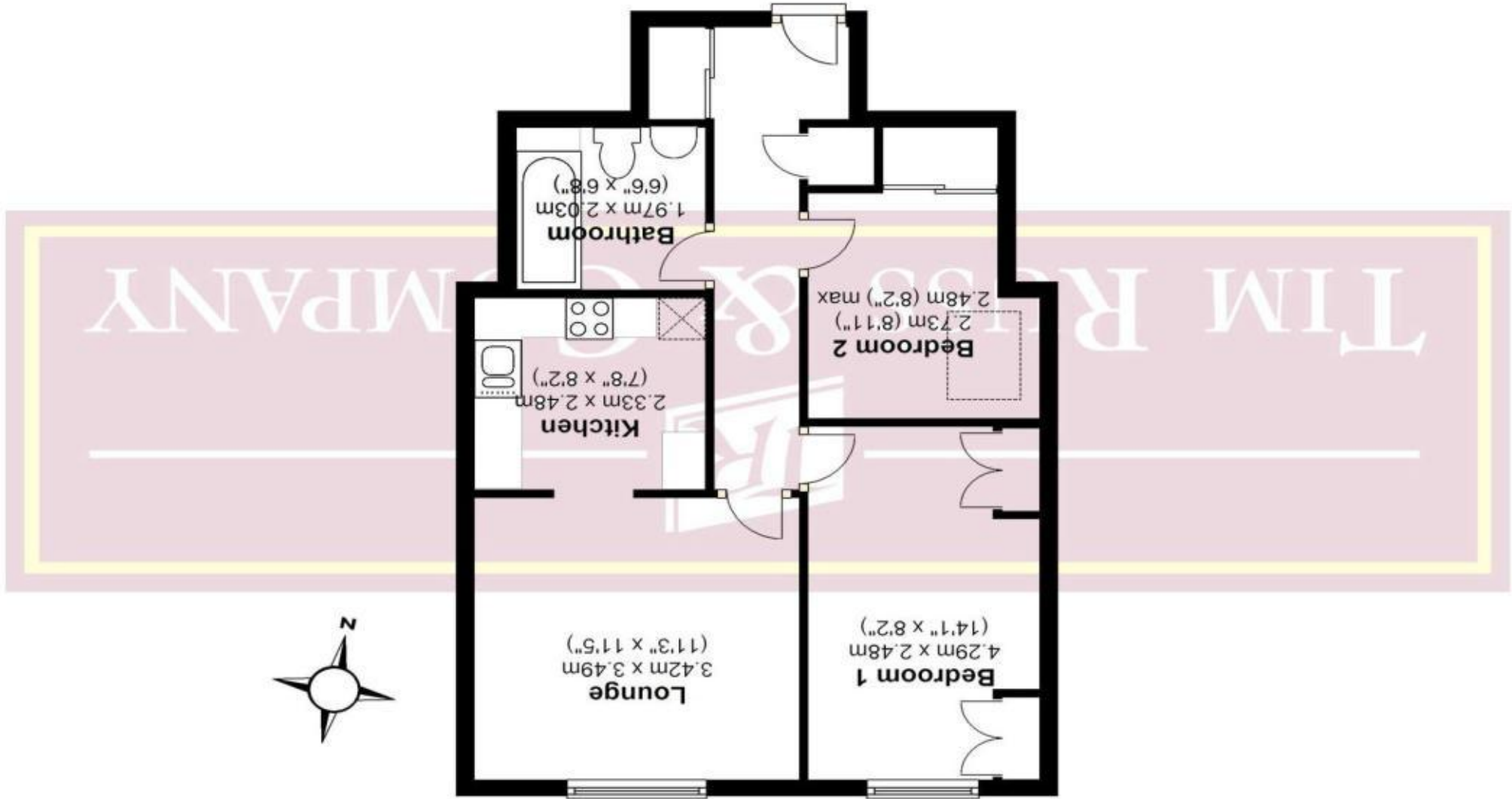


Gross Internal Area approx. 46 sq. metres (498 sq. feet)



**5 BOLEYN MANSIONS
 WARWICK ROAD
 BEACONSFIELD**

**A two bedroom first floor
 apartment with a separate
 garage set in an ideal location
 in a quiet road close to town
 centre shops and station.**

£260,000



**5 BOLEYN MANSIONS
WARWICK ROAD
BEACONSFIELD
BUCKINGHAMSHIRE HP9 2PE**

- SOUTH FACING LIVING ROOM/DINING ROOM
- 2 BEDROOMS BOTH WITH FITTED WARDROBES
- FULLY FITTED KITCHEN WITH BUILT IN APPLIANCES
- TILED MODERN BATHROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- GARAGE AND COMMUNAL GARDENS

SITUATION:

Boleyn Mansions is a small group of apartments, situated in an ideal location, being very close to the centre of the New Town of Beaconsfield within easy reach of all the town centre shops, including Waitrose, Sainsburys and Marks and Spencers and many other shops for every day needs. Within a very short walk is the main line train service to Marylebone, journey about 30-35 minutes. About a mile and a half is Beaconsfield Old Town with a fine range of beautiful period buildings, has many restaurants and public houses. In the New Town there is a library. The location is ideal being within a short drive of the M40 (Junction 2) giving fast access to the M25 motorway, London, Oxford and Birmingham. This is a first floor apartment located in a small block of six homes. The apartment has a south facing sitting/dining room directly opening into a kitchen with a good range of built in cupboards and fitted appliances. The master bedroom, which is also south facing has an excellent range of built in fitted cupboards and there is a second bedroom with a fitted wardrobe.

GARAGE:

There is a driveway through to a block of garaging and included in the sale is a single garage with up and over door within the block behind the apartments.

GARDENS:

There is an area of communal garden – mainly laid to lawn, to the rear of this block of apartments and the gardens and mainly laid to lawn and have a number of specimen shrubs and enjoys a sunny southerly aspect.

TENDURE:

The apartments are sold on a leasehold basis and the lease has approximately 107 years unexpired. We understand the service charge, which covers the maintenance of the exterior of the building, the garden, grounds and communal areas and the buildings insurance is approximately £1,200 per annum. The block of apartments are managed by a management committee. Each owner has a vote on any decisions that may be needed.

VIEWING: Strictly by prior appointment with Tim Russ & Company.

DIRECTIONS:

From our office proceed across the railway bridge and straight over the mini roundabout outside Waitrose. Warwick Road is the first turning on the right hand side and Boleyn Mansions will be found on the right hand side. The entrance drive in to the garaging is just past the front door.



MORTGAGE ADVICE: For professional mortgage advice, please contact Flackwell Financial Services, member of the St James's Place Partnership 01628 525450 www.flackwell.org.

Ref: 10/4808

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	83
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
71	81
England & Wales	
EU Directive 2002/91/EC	