



**Maxwell Place, Maxwell Road,**  
Beaconsfield, Buckinghamshire.

**TIM RUSS**  
& COMPANY





## 12 Maxwell Place, Maxwell Road, Beaconsfield, Buckinghamshire HP9 1AQ

- BEAUTIFULLY APPOINTED APARTMENT
- NEWLY FITTED KITCHEN AND BATHROOMS
- TWO BEDROOMS AND TWO BATHROOMS
- BEACONSFIELD TOWN CENTRE

**Price £460,000 Leasehold**



## The Property

An impressive top floor two bedroom apartment of modern spacious design built by Berkley Homes approximately 2003. The setting is ideal for immediate access to Beaconsfield New Town and its multiple amenities.

The development is entered via electric gates, the property is positioned on the top floor in the right hand block with allocated parking. There is a communal hallway and either staircase or lift rising to the second floor.

The apartment itself has a most spacious private hall with storage cupboards one housing a newly fitted boiler. This leads in order to the Master bedroom which has a beautiful newly fitted en-suite shower room and ample wardrobes. Adjacent is the second bedroom which might make an ideal study/home office which is served by a delightful newly fitted main bathroom.

At the far end there is a spacious living room with doors to a Juliet balcony. The living area is open plan to a superb newly fitted kitchen/dining area with side aspect window, integrated appliances and newly fitted wood flooring.

## Outside

Surrounding the property there are neatly maintained communal grounds and parking is provided by a garage plus allocated parking bay.

## Location

The apartment is situated in the heart of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food plus a selection of cafes and restaurants. There is also a library and a main line train station with services to London Marylebone (from 23 minutes approximately).

The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

## Directions

From our Beaconsfield office turn left at the mini roundabout into Maxwell Road and Maxwell Place will be found as number 130-136 on the left hand side

## Tenure

The lease has approximately 978 years remaining of original 999 year term. The service charge is approx. £3,540 per annum. Ground rent £250 per annum.

## 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.

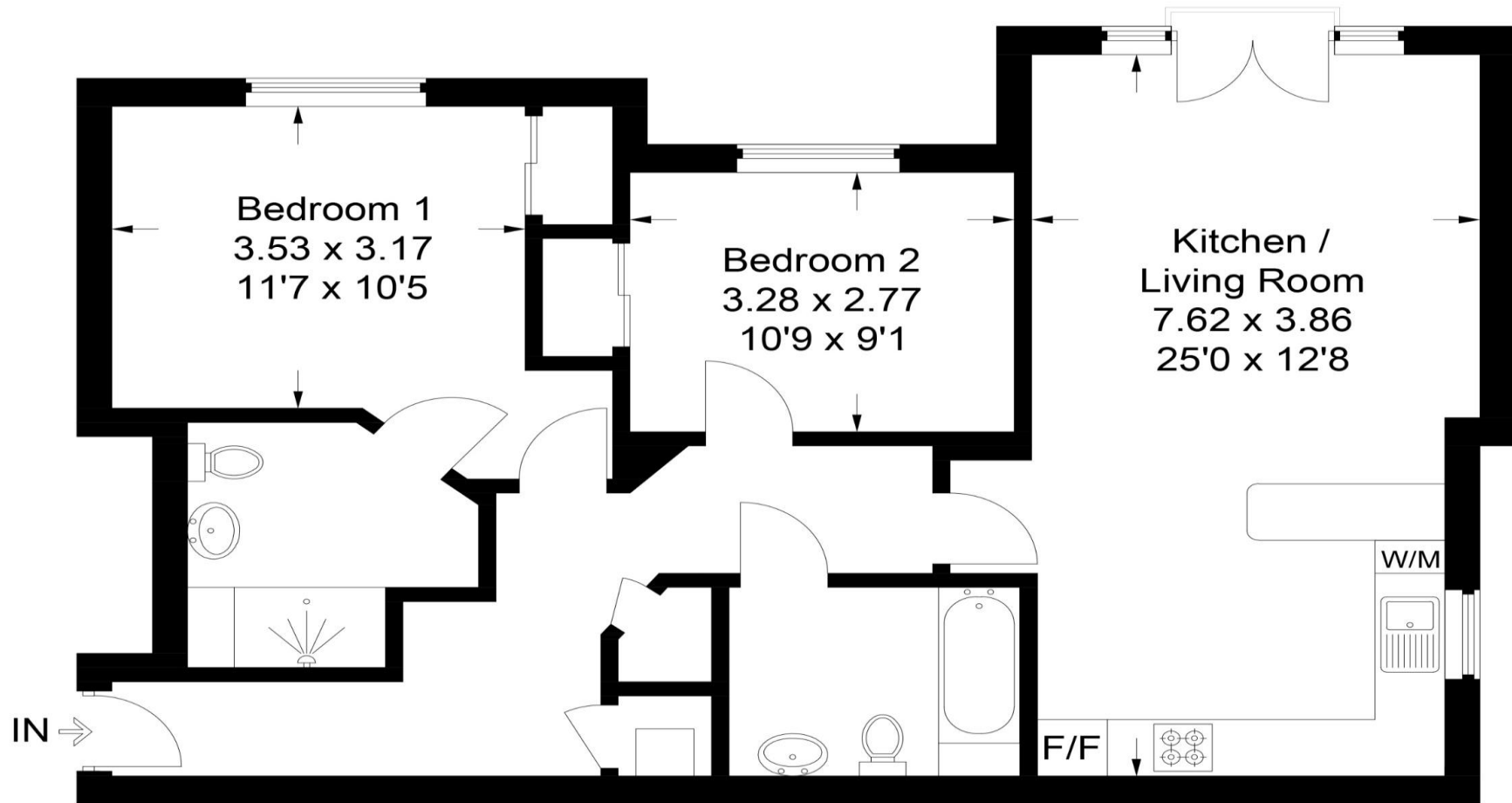
E.P.C Rating C

Council Tax Banding F

Ref: 24/8215







## 12 Maxwell Place

Approximate Gross Internal Area = 77.0 sq m / 829 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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