



Grove Court
Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



21 Grove Court
Beaconsfield
Buckinghamshire HP9 1QW

- DUPLEX MAISONETTE
- WITH GARAGE
- TWO RECEPTION ROOMS & BALCONY
- KITCHEN WITH OVEN & GAS HOB
- GAS CENTRAL HEATING
- THREE GOOD SIZE BEDROOMS
- CLOSE TO TRAIN STATION

A spacious three bedroom duplex maisonette, conveniently situated in Beaconsfield town centre, only a short level walk to shops and train station.

To be sold with no chain above.

Price

£350,000

Leasehold

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The Property

A light and surprisingly spacious three-bedroom maisonette situated above shops in Beaconsfield town centre and offering well-proportioned accommodation over two floors with no onward chain.

In brief the accommodation comprises on the ground floor: entrance hall of spacious design with stairs to first floor, good sized living room with parquet floor, fitted kitchen with ample units & worktops incorporating oven & gas hob and an adjacent dining room with parquet floor and access to a balcony.

On the first floor there is a spacious landing with skylight, three good sized bedrooms and spacious bathroom.

The property features gas central heating to radiators and double glazed windows.

There is a single garage available in a nearby block.

Tenure

Leasehold – a term of 125 years was granted from March 2002. The Ground Rent is £500 per annum payable quarterly by equal amounts. After 25 years (2027) the Ground Rent becomes £1,000. Building insurance for last year paid Sept to August was £173.56 per annum. Maintenance charge is paid in arrears and variable having been, we understand, £333 in 2023, £70 in 2022 and £90 in 2021.

Location

Beaconsfield New Town offers comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food plus cafés and restaurants. There is a library and a main line train station with services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network.

Directions

From our Beaconsfield office proceed up Station Road, just past Gail's turn immediately right and then right again up the steps to the area above the shops.

No 21 will be found at the end of the row on the right hand side.

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.

EPC Rating D

Council Tax Band D

Ref: 24/



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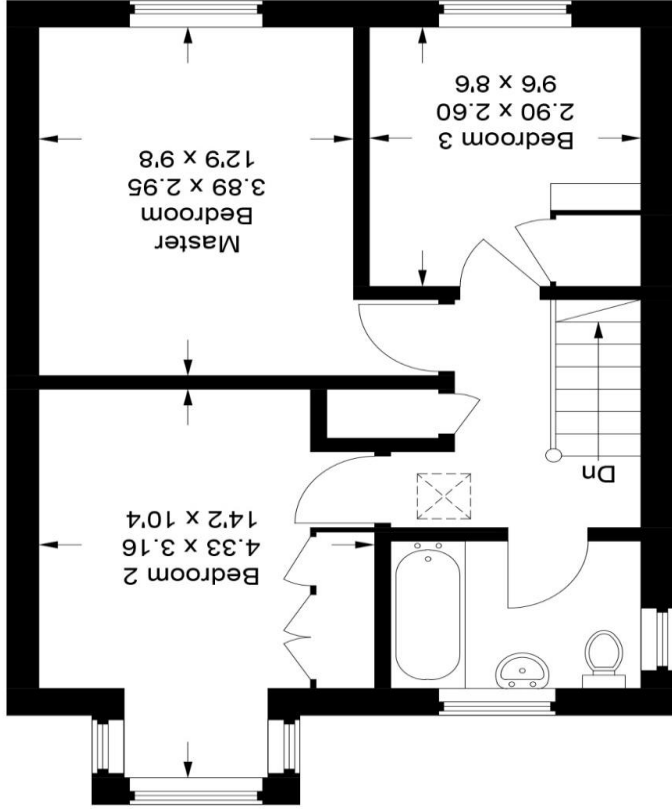
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



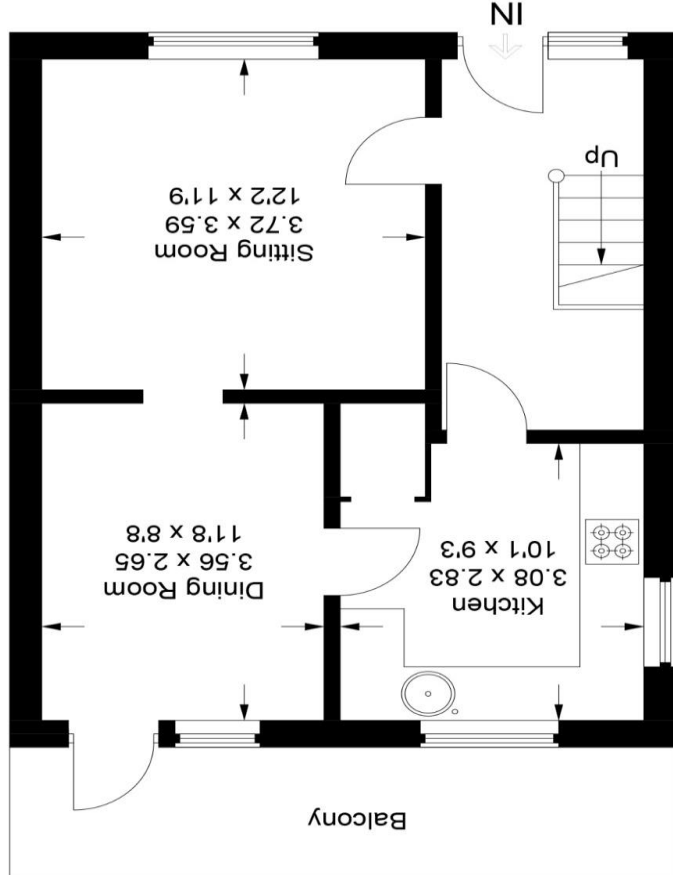
Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 44.0 sq m / 474 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 101.0 sq m / 1,088 sq ft

21 Grove Court

First Floor



Ground Floor



(Not Shown In Actual
 Location / Orientation)

