



The Hollies, Maxwell Road,
Beaconsfield

TIM RUSS
& COMPANY



12 The Hollies, Maxwell Road
Beaconsfield
Buckinghamshire HP9 1RH

- ONE BEDROOM 2nd FLOOR APARTMENT
- SELECT RETIREMENT DEVELOPMENT
- SPACIOUS LIVING ROOM
- A SOUTHWESTERLY ASPECT
- WARDEN ASSISTED
- IDEAL CENTRAL BEACONSFIELD
- BEAUTIFUL LANDSCAPED GARDENS
- NO ONWARD CHAIN

A delightful one bedroom 2nd floor apartment occupying an enviable position in this select development, centrally located in Beaconsfield, close to an extensive range of amenities.

Price £269,000 Leasehold

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The Property

A light and airy one bedroom 2nd floor apartment occupying an enviable position with its southwesterly aspect in this select development for the over 60's. Ideally located in central Beaconsfield, just opposite Sainsbury's and within a short walk to the shops and station.

The communal entrance hall gives access to this second floor apartment via a lift or stairs. As you enter the apartment the spacious hall has an entry phone system and panic alarm plus storage cupboard. There is a spacious, double aspect living room, main bedroom featuring an attractive bay window, fitted kitchen and bathroom.

Outside

To the front of the property there is a gated in/out driveway with parking. A drive leads to the rear where there is additional unallocated parking.

The wonderful communal gardens are a real feature of this development, neatly landscaped with areas of lawn and shrub borders with seating areas, a delightful water feature and a well-positioned summerhouse for the use of residents. In addition, there is a guest suite with en-suite shower (bedding

and towels are provided for guests) which can be booked via the Manager at a nominal charge.

The Hollies benefits from being maintained by Peasbody Housing Group and there is a manager whose office is located on-site.

Tenure Leasehold

The current service charge is £315 p/m and the Lease is 125 years from 1989

Location

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

The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

Directions

From the town centre turn into Maxwell Road and The Hollies is located just before the zebra crossing on the left.

Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

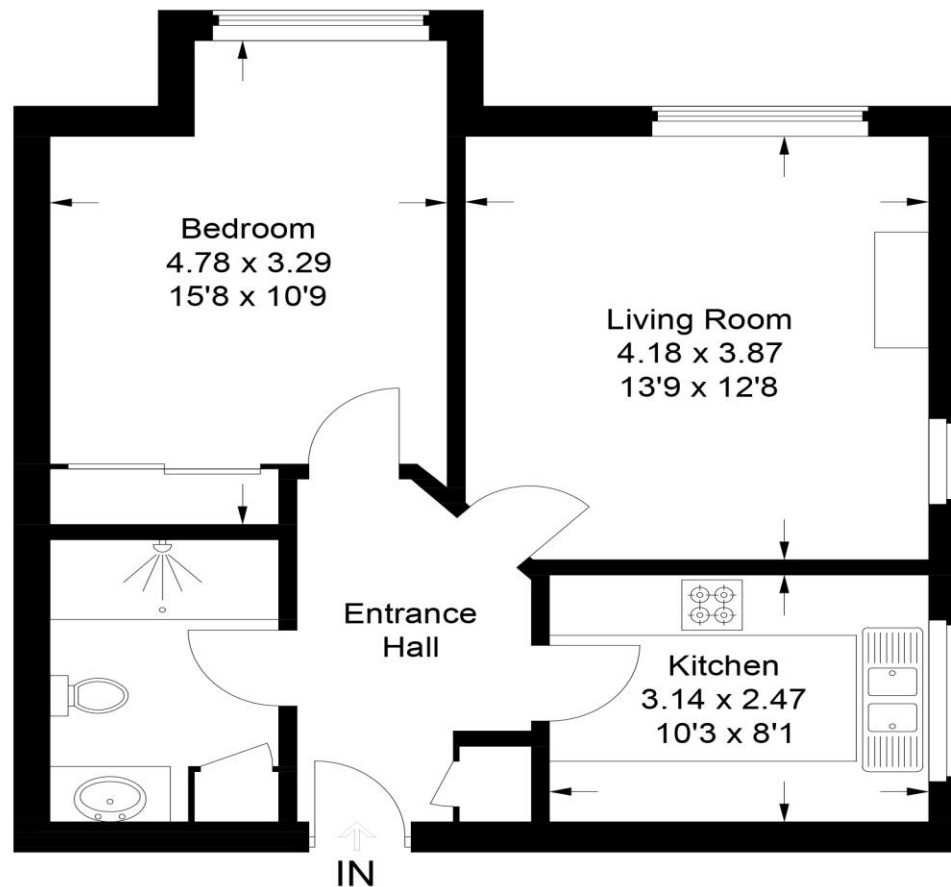
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

E.P.C Rating C

Council Tax Banding E

Ref: 24/8234





Second Floor

12 The Hollies

Approximate Gross Internal Area
Second Floor = 51.8 sq m / 558 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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