



Craikleith
Grove Road, Beaconsfield



3 Craigleith
41 Grove Road
Beaconsfield
Buckinghamshire
HP9 1PT

- Three-bedroom ground floor apartment
- Spacious treble aspect living/dining room
- 'John Lewis' kitchen with appliances
- Two refitted bath/shower rooms
- Modern gas fired central heating
- Town centre Location
- Splendid communal gardens
- Garage in adjacent block

A centrally located and much improved three bedroom ground floor apartment offering generous sized accommodation with magnificent large main reception room in particular in this small development within Beaconsfield New Town. With the benefit of a garage and extended lease.

Price

£699,950

Leasehold

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The Property

Craigleith is an individual development of eleven apartments built in 1976 in central Beaconsfield and the original lease has been extended on this apartment meaning there are approximately 139 years remaining and the ground rent is peppercorn.

Number 3 is a larger than average three bedroom apartment on the ground floor offering 1,421 square foot of accommodation that is both spacious and well thought out with the stand out feature being its superb 30 x16ft treble aspect living/dining room.

One approaches the apartment via the communal entrance hall which has a security entry phone system. There is a spacious hallway which first accesses the three good sized bedrooms which are served by a modern en-suite shower room and large main bathroom with bath and shower. Each bedroom has spacious wardrobes fitted. There is a John Lewis kitchen with attractive painted units, ample work tops and integrated appliances and at the far end, the magnificent living/dining room as the hub of the apartment.

Outside

Craigleith sits in very well-maintained secluded

gardens with a large area of lawn with well stocked shrubs and seating areas. The garage (electrically operated) to Flat 3 is located in the small adjoining block where there is also an outside tap for car washing facilities and the refuse bin store. There is Visitor parking to the front.

Lease

Original Lease for Craigleith dated from 1976 but Flat 3 has the benefit of a lease extension which now expires in December 2163.

Service Charge: £3,331.75

Ground Rent - Peppercorn.

Location

The property occupies a central location just off the high street, within yards of a comprehensive range of shopping facilities including Sainsburys, Marks and Spencer Simply Food, together with other major and independent retailers. The station is approximately 5 minutes away providing good rail travel to London (Marylebone approximately 25 minutes). The M40 motorway is two miles away at Junction 2 which provides good road links to the national motorway network and Heathrow Airport is approximately 17

miles away.

Directions

Craigleith, when approached from Station Road will be found as the first property on the right-hand side in Grove Road.

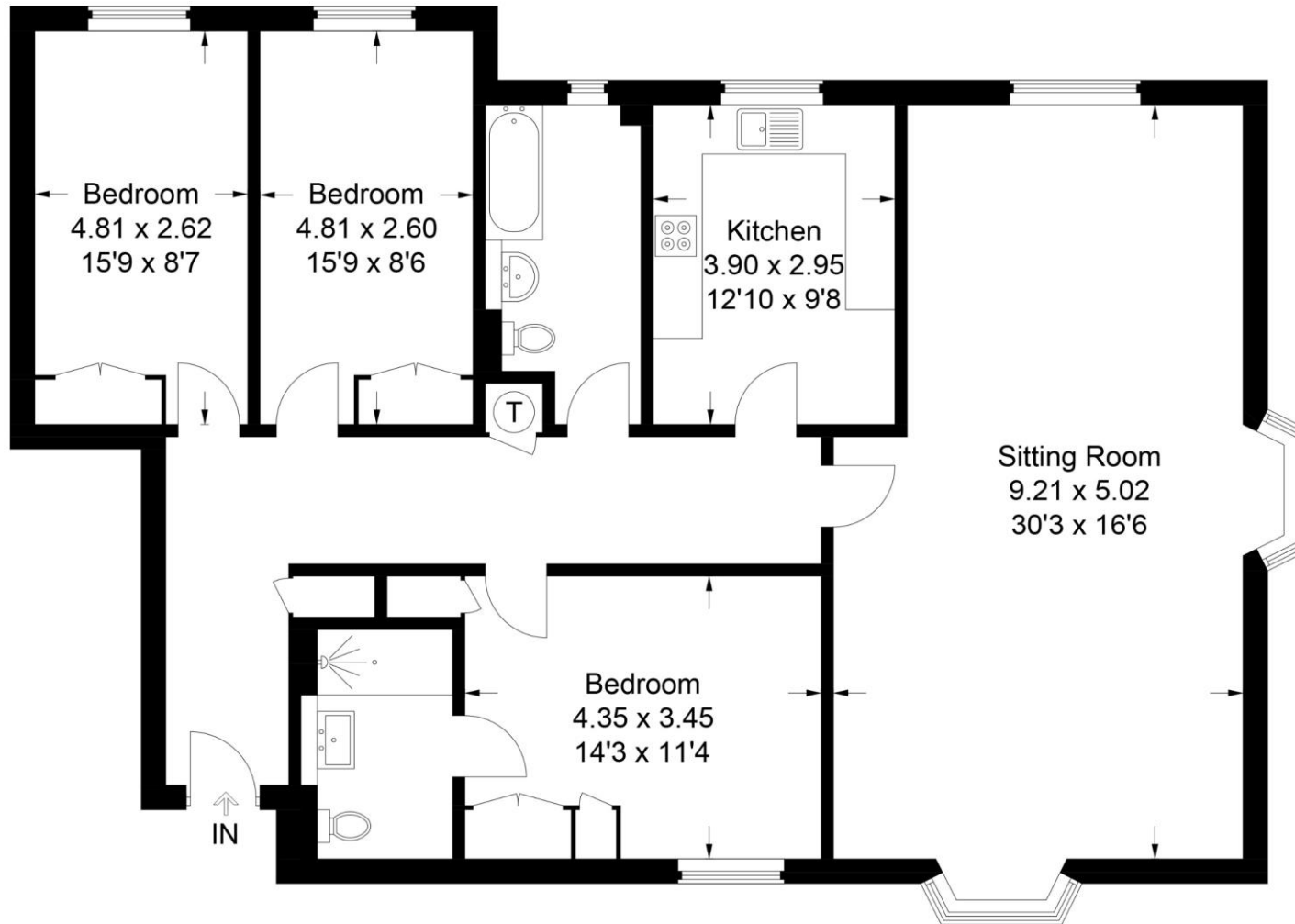
Viewings

Strictly by appointment only.

E.P.C Rating C
Council Tax Banding TBA

Ref: 24/





3 Craigleith

Approximate Gross Internal Area = 132.0 sq m / 1,421 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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