



**Wilton Court**  
Crossways Beaconsfield

**TIM RUSS**  
& COMPANY



Wilton Court  
Crossways  
Beaconsfield  
Buckinghamshire  
HP9 2HX

- GROUND FLOOR APARTMENT WITH SHARE OF FREEHOLD
- LARGE LIVING ROOM WITH FRENCH DOORS TO GARDEN TERRACE
- IMPRESSIVE MASTER BEDROOM WITH MODERN EN SUITE SHOWER ROOM
- SECOND GOOD SIZE BEDROOM AND BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- COMMUNAL GARDEN & PRIVATE TERRACE
- GARAGE AND ALLOCATED PARKING

**Price      £585,000      Leasehold**



## The Property

With no chain above, a well maintained and generously proportioned two-bedroom ground floor apartment with allocated parking and a garage in this handsome small development in the heart of the Old Town.

The apartment is approached via an attractive bright communal hall and, once inside, there is a welcoming spacious hallway affording access to the principal rooms.

These include a large double aspect living room with French doors to the garden, a spacious double aspect Master bedroom with modern en suite shower room, a second double bedroom, a four-piece main bathroom and good-sized kitchen/breakfast room with appliances.

The property features Georgian style double glazed windows, a pressurized hot water tank, LED ceiling lighting in the kitchen & bath/shower rooms and gas central heating to radiators. The presentation is excellent throughout.

## Outside

To the front of Wilton Court there is controlled visitors parking and communal entrance with security

entrance phone system.

To the rear there are lawned communal grounds with the ground floor apartments having access onto a paved terrace which in the case of number 1 is nicely shielded by mature shrubbery. Beyond the gardens there is an allocated parking space for number one.

## Location

The property is located within the centre of the historic Beaconsfield Old Town, which has a number of restaurants, public houses and church. Around the corner in Windsor End there is a local farmers market on a monthly basis and also a weekly market on Tuesdays.

The property is well located with access to the motorway network with Junction 2 of the M40 being a short distance away. Beaconsfield New Town which offers a comprehensive range of shopping facilities including Waitrose, Sainsburys and a Marks & Spencers Simply Food also has a main line train service to Marylebone (30 minutes approximately).

## Tenure

Leasehold with a Share of Freehold and no ground rent. There are 967 years remaining of the original

999-year term and the maintenance charge from July 2023 to July 2024 was £3,113.

## Directions

From our office proceed along Station Road in a southerly direction towards the Old Town. At the main roundabout (opposite St Mary's Church) turn left into London End. Proceed towards the end of London End and just before the roundabout turn left into Crossways and Wilton Court will be found immediately on the right-hand side entered via the front communal entrance.

## Viewings

Strictly by appointment only.

## Solicitors/Mortgage Advice

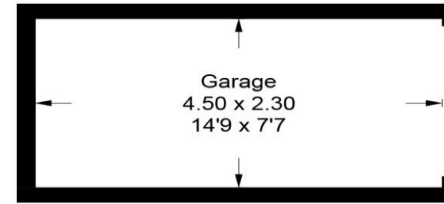
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

**EPC Rating** C

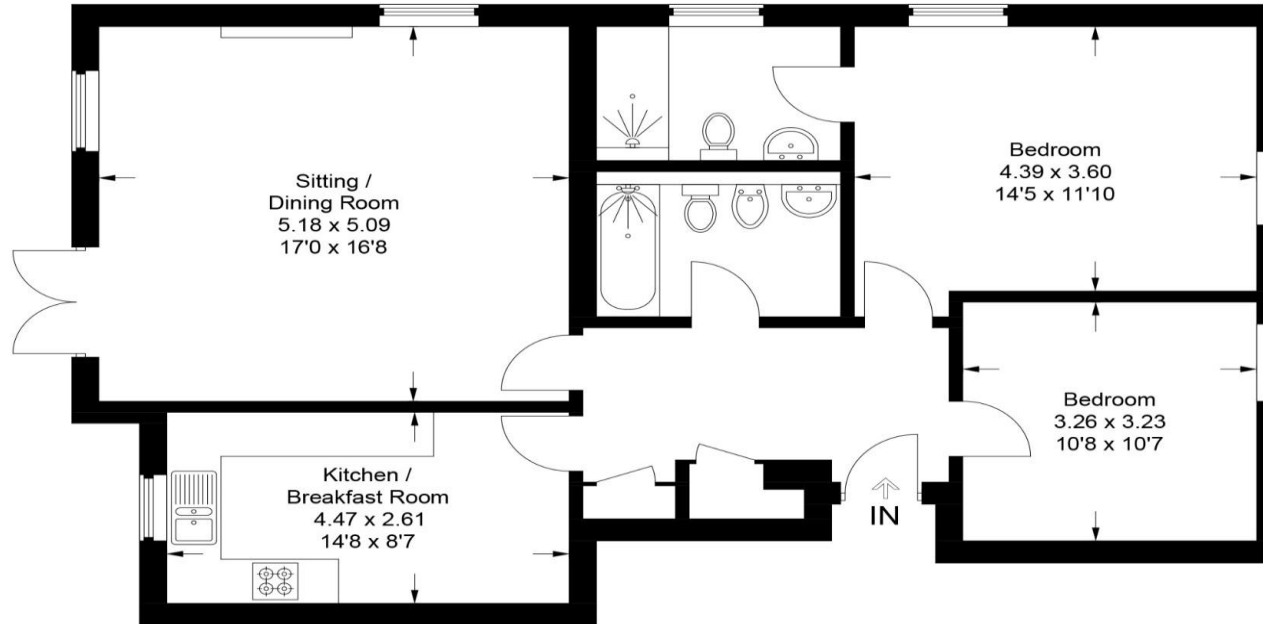
**Council Tax Band** F

Ref: 24/





(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

## Wilton Court

Approximate Gross Internal Area = 89.7 sq m / 965 sq ft

Garage = 10.3 sq m / 111 sq ft

Total = 100.0 sq m / 1,076 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

**T: 01494 681122**

E: [beaconsfield@timruss.co.uk](mailto:beaconsfield@timruss.co.uk)

**[www.timruss.co.uk](http://www.timruss.co.uk)**

**TIM RUSS**  
& COMPANY