



Wilton Hollow, Amersham Road
Beaconsfield

TIM RUSS
& COMPANY



7 Wilton Hollow
Amersham Road
Beaconsfield
Buckinghamshire HP9 2EJ

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- RECENTLY MODERNISED
- BAY FRONTED SITTING ROOM
- COMMUNAL GARDENS
- WALKING DISTANCE TO STATION
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

A two-bedroom second floor apartment recently modernised to a high specification, situated within walking distance of Beaconsfield New Town and station.

£379,950 Leasehold

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The Property

A two bedroom second floor apartment recently modernised to a high specification, conveniently situated within 15 minutes' walk of Beaconsfield New Town and train station and is offered with no onward chain. Set in a block of nine apartments with three additional brand new apartments ready for occupation - certain other apartments are available to be purchased in Wilton Hollow, please contact us for further information.

Wilton Hollow was built in about the 1940s by the builders who built all the individual houses in the service road which they sold off. These apartments were retained by the family as an investment. The apartments have been progressively improved and the new owners, who took occupation about eight months ago have undertaken further improvements and alterations to the communal areas. Whilst the properties carry an address of Amersham Road, they lie behind a tree screen off a service road which just serves these homes and apartments. The apartments sit in generous grounds with an area of communal garden lying to the rear and there is an access to a private gateway giving access to One Tree Meadow which is public open space. A path crosses the meadow and connects to roads that lead through to Beaconsfield station and the town centre.

Outside

The apartments are approached off the service road, lying off the Amersham Road and an allocated parking space is provided for each apartment. There is a communal garden.

Leasehold

999-year lease/share of the freehold.

Ground Rent: £10 per annum

Service Charge: £1,250 (est) per annum

Location

The town and shops are within walking distance which includes Waitrose, Sainsbury's, Marks & Spencer Simply Food plus a good selection of specialist shops, cafes, bars and restaurants. The mainline train station has services to London Marylebone (from 23 minutes).

With one mile is Junction 2 of the M40 which gives access to London and the M25 network.

Sporting facilities include rugby, cricket a number of golf clubs and squash and badminton clubs.

Viewings

Strictly by appointment only.

EPC Rating C

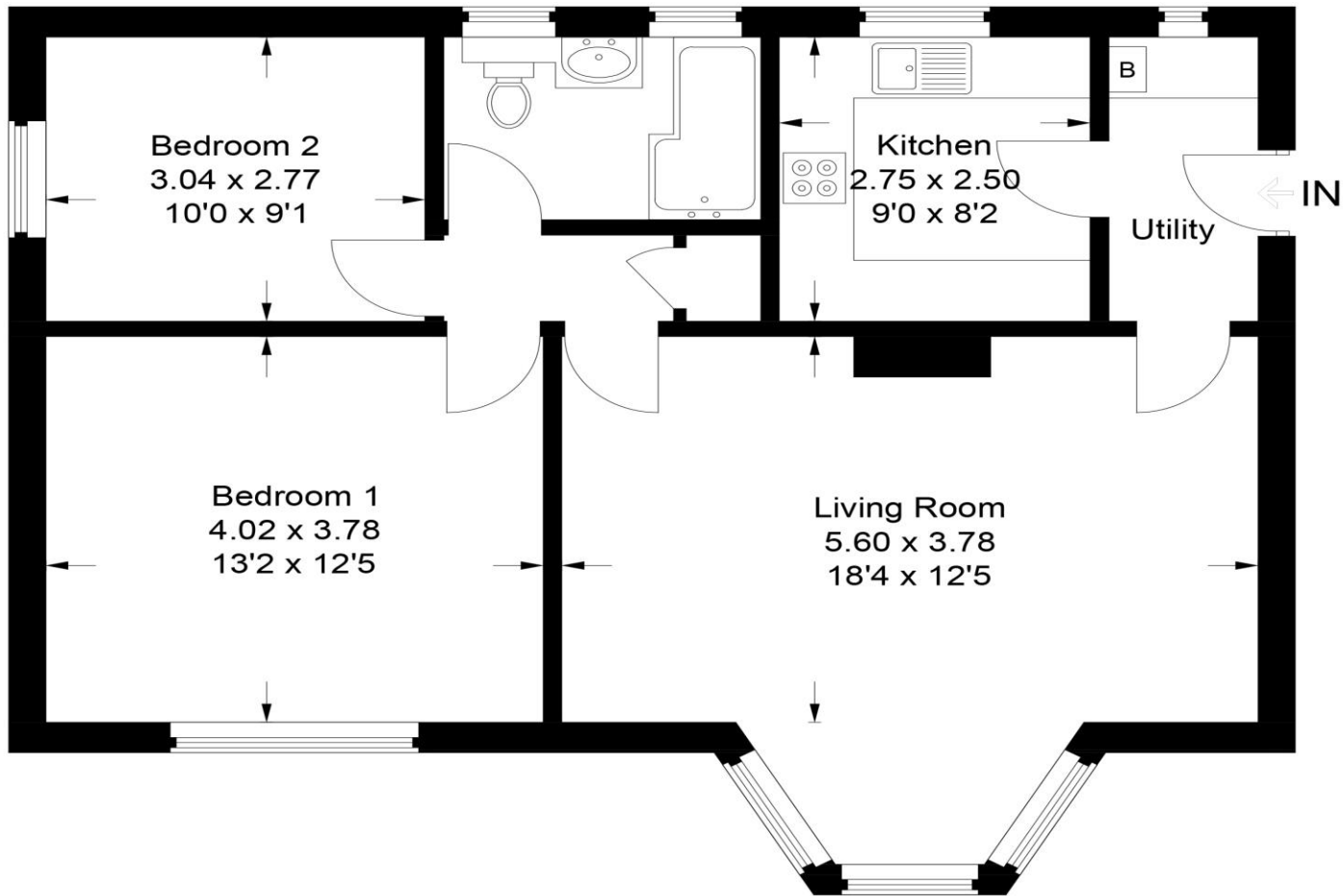
Council Tax Band C

Solicitors/Mortgage Advice

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

Ref: 23/8166





Flat 7, Wilton Hollow

Approximate Gross Internal Area = 68.0 sq m / 735 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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