



Aston House, Penn Road,
Knotty Green, Buckinghamshire

TIM RUSS
& COMPANY



3 Aston House, Penn Road Knotty Green, Beaconsfield Buckinghamshire HP9 2TS

- SUPERB GATED DEVELOPMENT
- 2 BEDROOM GROUND FLOOR APARTMENT
- SET IN BEAUTIFUL COMMUNAL GARDENS
- NO ONWARD CHAIN

OIE £650,000 Share of Freehold



The Property

A delightful two bedroom ground floor apartment with attractive high ceilings offered with no onward chain. Set in this superb, gated development built in 2005 to an extremely high standard, situated just over a mile from Beaconsfield's New Town centre and train station.

In brief the accommodation comprises: entry phone system, communal entrance hall, entrance porch leading to a spacious entrance hall with access to a cloakroom, an excellent size sitting room with a feature fireplace and double doors to a lovely private side garden with a secluded patio area, a superbly fitted kitchen/breakfast room fitted in an extensive range of wall and base units with granite work tops.

The main bedroom has a selection of built in wardrobes with a beautifully fitted en-suite bathroom, bedroom two also has built in wardrobes and a superb en-suite shower room.

Outside

The gardens are undoubtedly a fine feature of the property, beautifully maintained with a well-manicured area of lawn with a variety of shrubs, hedging and flower beds. To the side of the apartment is a private garden featuring a secluded

patio area and a small area of lawn, with access via a personal side door to the garage. To the front the development is approached via electric gates with a large brick paved area providing parking facilities for residents and guests and access to a single garage.

Location

Knotty Green is a favoured area on the north side of Beaconsfield close to fields and countryside walks. Just over a mile away is the centre of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, a Marks & Spencer Simply Food and Sainsburys. There is also a library and main line train service into London Marylebone.

The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system.

Directions

From our Beaconsfield office cross the railway bridge and pass Waitrose on your right hand side. Continue along the Penn Road and Aston House is situated on the right hand side just after Alfriston School.

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.

Lease

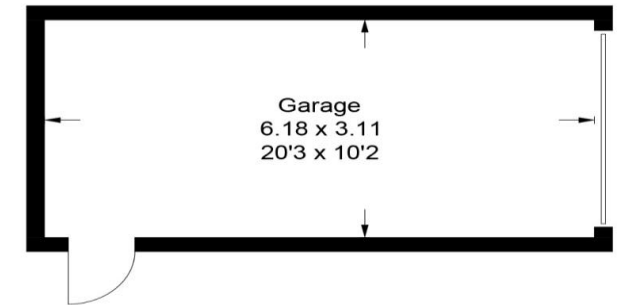
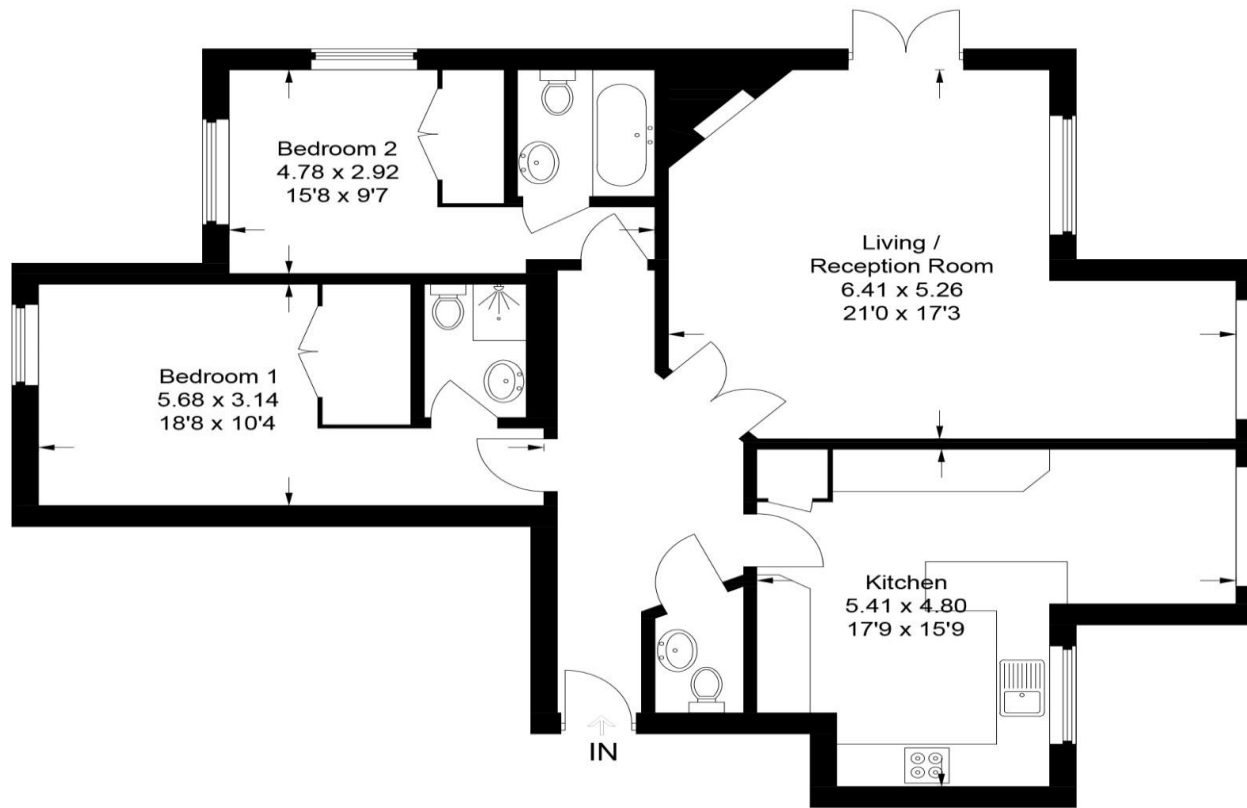
There is a remainder of a 125 year lease from April 2005. Each resident has a share of the freehold. Maintenance Charge - £3,480 per annum.

E.P.C Rating C

Council Tax Banding F

Ref: 23/8171





(Not Shown In Actual Location / Orientation)

3 Aston House

Approximate Gross Internal Area = 93.0 sq m / 1001 sq ft
 Garage = 19.2 sq m / 207 sq ft
 Total = 112.2 sq m / 1208 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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