



St Anthony's Court
Burkes Road, Beaconsfield

TIM RUSS
& COMPANY



1 St Anthony's Court
Burkes Road
Beaconsfield
Buckinghamshire HP9 1ER

- TREBLE ASPECT LIVING/DINING ROOM WITH FRENCH DOORS TO PATIO
- SEPARATE KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- SEPARATE CLOAKROOM/UTILITY
- GARAGE AND PARKING SPACE
- GAS CENTRAL HEATING
- ATTRACTIVE COMMUNAL LAWNS

A particularly spacious two bedroom ground floor apartment in need of modernisation with the benefit of garden access from the living room and garage.

Immediate possession available.

Price

£399,000

Share of Freehold

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The Property

A spacious ground floor two double bedroom apartment in need of modernisation located just over a mile from Beaconsfield train station and amenities and being situated off one of the town's premier roads.

With a certain traditional character courtesy of large south facing bay windows and high ceilings, the apartment enjoys a large treble aspect living/dining room in particular that accesses and overlooks both a private patio area and expansive communal lawns.

A spacious communal area serving just two apartments gives access to number 1 which enjoys a long turning hall which accesses all rooms including two double bedrooms, shower room, utility/cloakroom, kitchen with appliances and the impressive 21 ft living/dining room with open fireplace.

Outside

The property also has the benefit of a garage and separate parking space. The communal gardens are an outstanding feature being entirely private for residents and laid to level lawn. There is a patio area adjacent to number 1 which has French doors

accessing this area.

Location

Beaconsfield New Town offers a comprehensive selection of shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food plus a selection of cafes and restaurants, there is also a library, and the main line train station has services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses and the M40 (Junction 2) is only a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling, is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Directions

From our office proceed south along Burkes Road and at the end just before the A40 turn left in to St Anthonys Close and number 1 will be found in the bottom right hand corner. .

Tenure

Leasehold with share of Freehold – Circa 950 years remaining of original 999 year lease – no ground rent. £150 a moth service charge.

Council Tax Band: D

EPC: D

Viewings

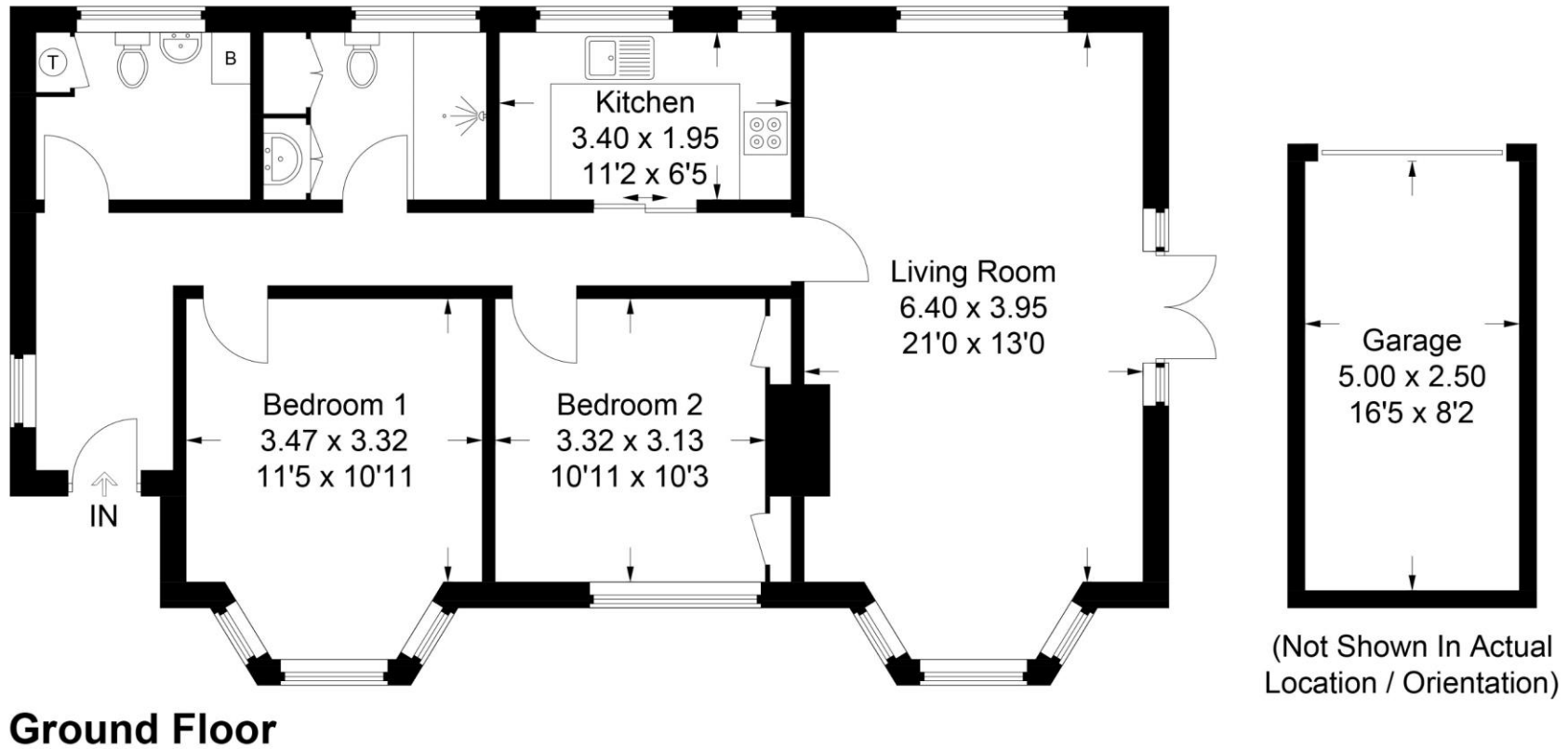
Strictly by appointment only.

Solicitors/Mortgage Advice

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

Ref: 24/





1 St Anthony's Court

Approximate Gross Internal Area
83.0 sq m / 893 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 96.0 sq m / 1033 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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