



21 Grove Court, Beaconsfield - HP9 1QW

Guide Price £340,000

TIM RUSS
& Company

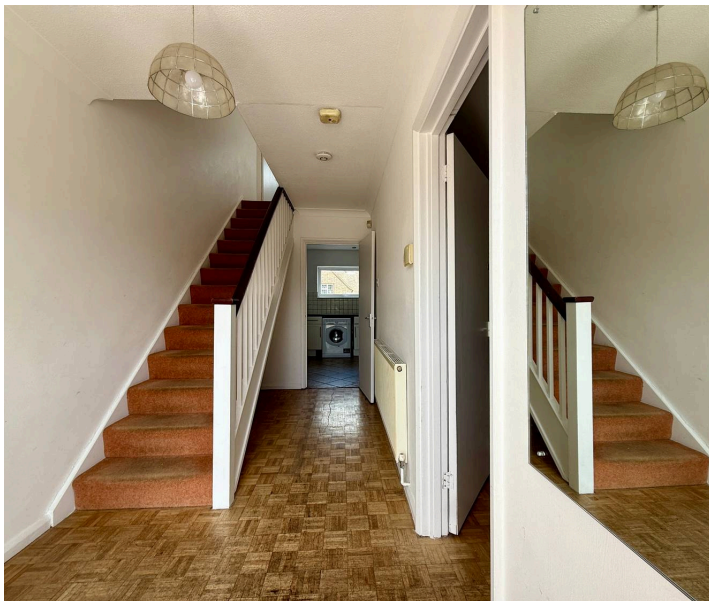


21 Grove Court

Beaconsfield, Beaconsfield

- Spacious Duplex Maisonette
- Three Bedrooms & Bathroom
- Two Reception Rooms Plus Balcony
- Convenient To Amenities
- Gas Central Heating
- Kitchen With Oven & Hob
- Garage In Nearby Block
- No Onward Chain

Beaconsfield New Town offers comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food plus cafés and restaurants. There is a library and a main line train station with services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network.



Leasehold – a term of 125 years was granted from March 2002. The Ground Rent is £500 per annum payable quarterly by equal amounts. After 25 years (2027) the Ground Rent becomes £1,000. Building insurance for last year paid Sept to August was £173.56 per annum. Maintenance charge is paid in arrears and variable having been, we understand, £333 in 2023, £70 in 2022 and £90 in 2021.

21 Grove Court

Beaconsfield, Beaconsfield

A light and surprisingly spacious three-bedroom maisonette situated above shops in Beaconsfield town centre and offering well-proportioned accommodation over two floors with no onward chain.

In brief the accommodation comprises on the ground floor: entrance hall of spacious design with stairs to first floor, good sized living room with parquet floor, fitted kitchen with ample units & worktops incorporating oven & gas hob and an adjacent dining room with parquet floor and access to a balcony.

On the first floor there is a spacious landing with skylight, three good sized bedrooms and spacious bathroom.

The property features gas central heating to radiators and double glazed windows.

There is a single garage available in a nearby block.

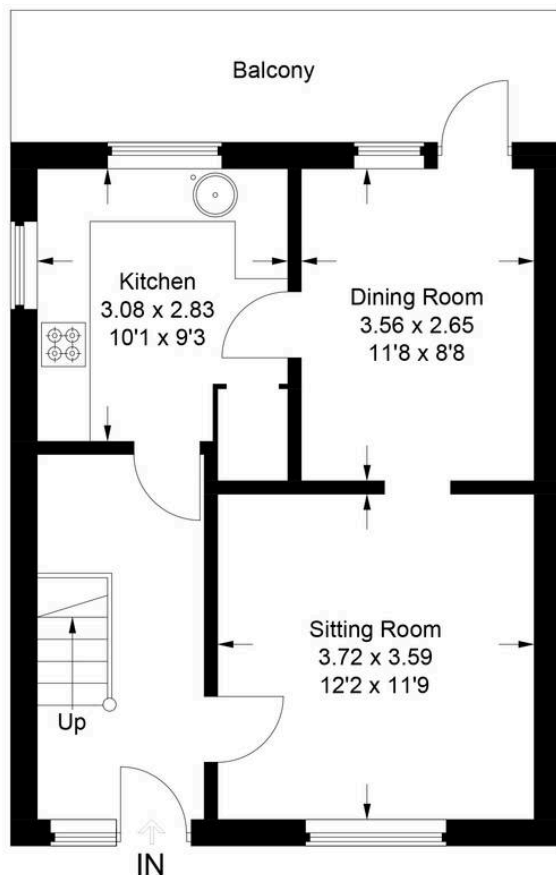
Council Tax band: D

Tenure: Leasehold

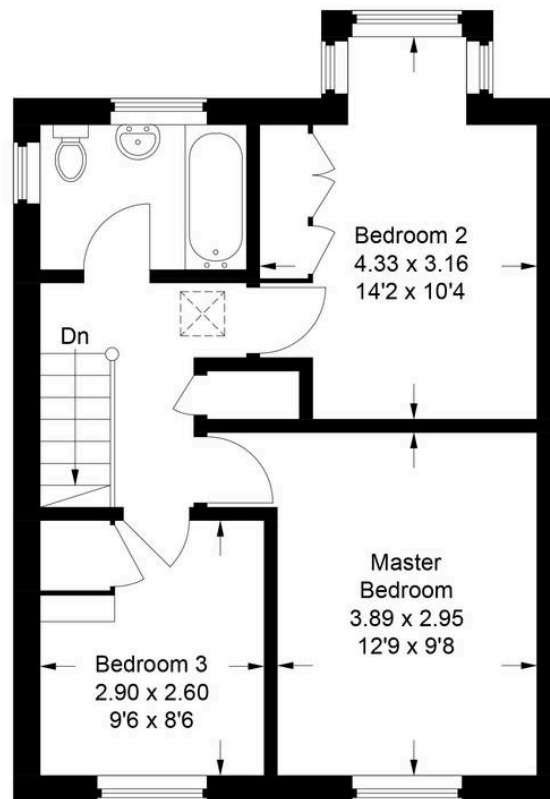
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

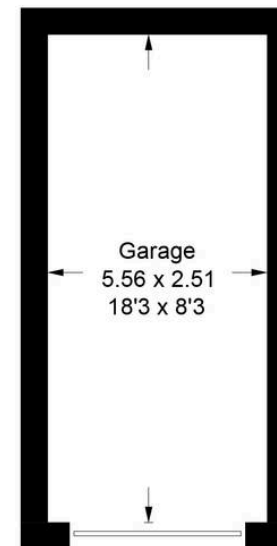




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

21 Grove Court

Approximate Gross Internal Area

Ground Floor = 43.0 sq m / 463 sq ft

First Floor = 44.0 sq m / 474 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 101.0 sq m / 1,088 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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Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 674321 • Beaconsfield@timruss.co.uk • timruss.co.uk/

