



10 Wilton Grove, Amersham Road, Beaconsfield - HP9 2EJ  
£425,000

 **TIM RUSS**  
& Company





## 10 Wilton Grove, Amersham Road

Beaconsfield

- NHBC WARRANTY
- AVAILABLE IMMEDIATELY
- GROUND FLOOR
- LONG LEASE
- NO CHAIN
- HIGH SPECIFICATION
- LAST REMAINING APARTMENT

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. Tenure 999-year lease from the 1st January 2021. Share of freehold Service Charge: £1355.33 per annum (split over 12 months) Peppercorn Ground Rent





# 10 Wilton Grove, Amersham Road

Beaconsfield

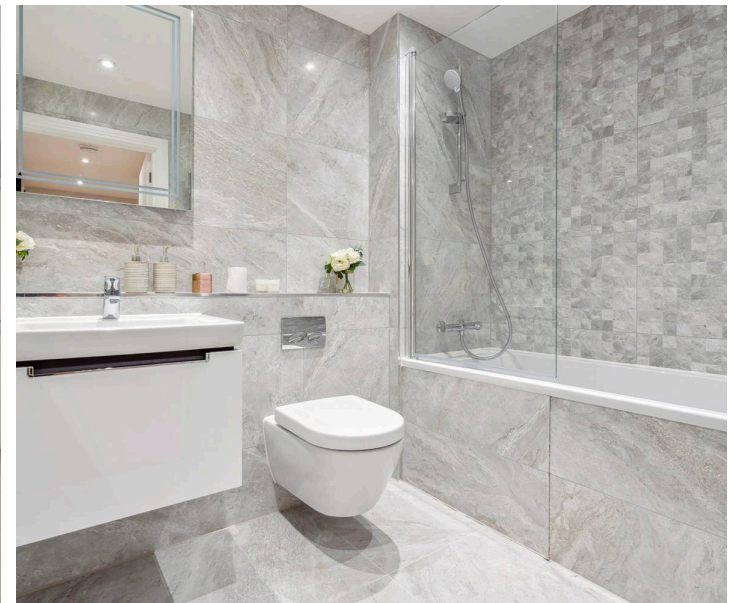
Last remaining luxury new apartment built to a high specification by award winning developers Aquinna Homes. This ground floor apartment is ready for occupation, a 10 year NHBC warranty and the benefit of concrete flooring with underfloor heating, video entry phone system, a spacious living room with feature bay window, superbly fitted kitchenette, two good size bedrooms and a beautifully fitted bathroom. The original building was built in the 1940s and they are situated behind a tree screen accessed by a service road. The 12 apartments sit in generous grounds with an area of communal garden lying to the rear and front, there is an access to a private gateway giving access to One Tree Meadow which is a 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 from the service road, via the Amersham Road and an allocated parking space is provided for each apartment. There is a communal garden which is laid to lawn.

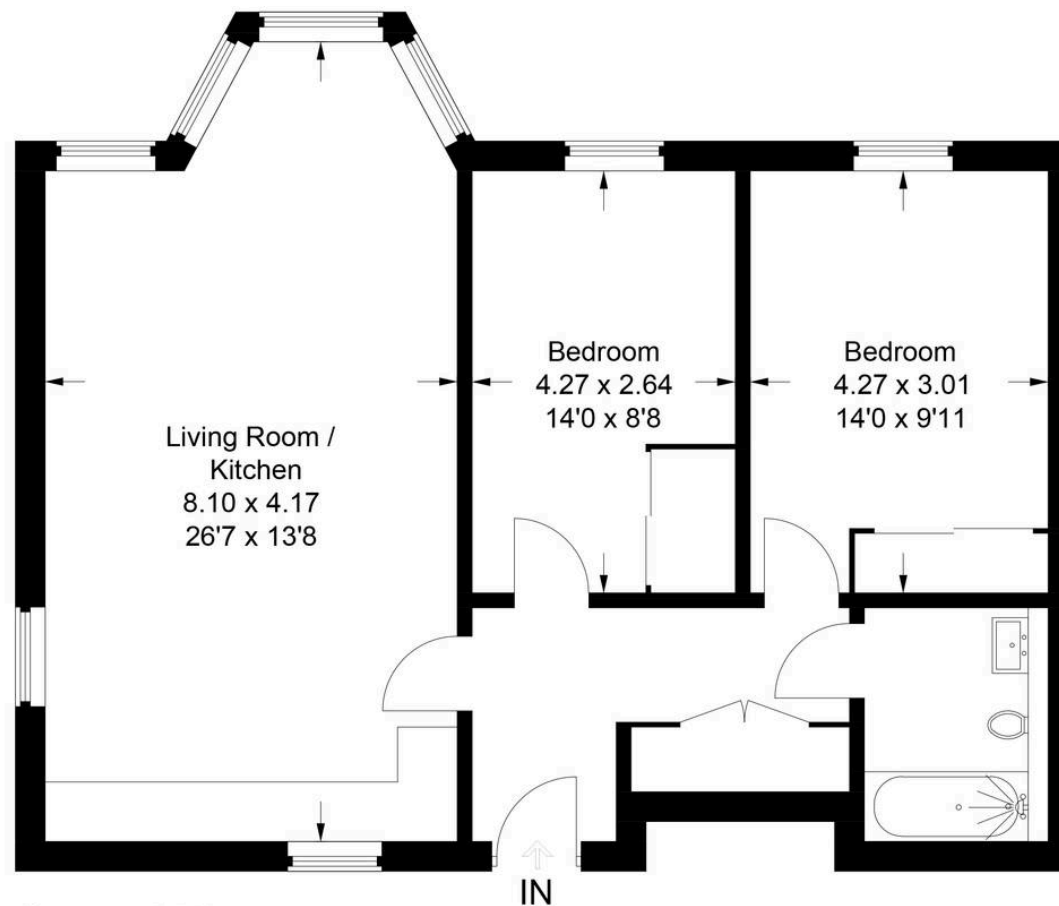
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Ground Floor**

## Wilton Grove

Approximate Gross Internal Area = 69.0 sq m / 743 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

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