



**Connells**

Gorell Road  
Wilton Park Beaconsfield



### Property Description

Wilton Park is fast becoming a highly desirable new residential destination within Beaconsfield. This new 'English country estate' benefits from existing mature trees, open grassland and wildflower meadows. Walkers and joggers will enjoy a network of formal pathways while cycleways will link Wilton Park with Beaconsfield Old Town for safe and convenient connections.

Beaconsfield has long been held in high regard as a destination that offers a rich quality of life. Lying in the shadow of the Chilterns and full of rustic, characterful charm, the Old Towns thriving high street plays host to a diverse selection of shops, restaurants, inns and traditional tea rooms, while the New Town has Waitrose and Sainsburys supermarkets.

### Travelling

For Travelling, Beaconsfield Station is just a couple of miles away and offers a direct service to London Marylebone in as little as 23 minutes, while the M40 can be reached within half a mile and links to the M25 for Heathrow and Gatwick airports.

### Shared Ownership

Buying a home with shared ownership

Subject to eligibility, shared ownership is an affordable house scheme that allows you to part buy and part rent your home. In the future you can purchase additional shares in the property at market value at that time, until you own 100% of the property.

You could be eligible for shared ownership if:

- Your household income is between £25,000 and £80,000
- You cannot buy a property on the open market for a variety of reasons
- You meet the local authority's eligibility criteria

### How It Works

Shared Ownership - How it works

You will need a mortgage and deposit for your share, and you will pay an affordable rent on the remaining share that Rosewood continues to own. The minimum initial share you could purchase is 25% and the maximum is 75%. However, the shares you can purchase will depend on the development and on your individual circumstances.

We assess applications on an individual basis and we will discuss with you the maximum share you can afford.

### Calculated Rent

How is Rent calculated

Rent is calculated based on the value of the share retained by Rosewood at the time of your first purchase. The annual rent is set at 2.75% per annum of this value.

For example - you buy a 50% share in a property valued at £200,000. The value of the equity retained by Rosewood is £100,000.

$£100,000 \times 2.75\% = £2,775$  per annum, or £52.88 per week.

### Buying more Shares

You can purchase additional shares in your property after 1 year from your initial purchase. You can eventually own the property outright and this is called 'staircasing'.

The cost of any further shares will be based on the open market value at the time you apply. If you do buy more

shares, the amount retained by Rosewood will reduce and your rent will be reduced accordingly.

### Kitchens

- Contemporary handleless kitchen units
- Slimline quartz worktops with matching upstand and splashback
- Stainless steel sink and Frank Bern mono mixer tap
- Built in single oven, gas hob and integrated extractor hood
- Integrated appliances to include 70/30 fridge freezer and dishwasher
- Integrated washer/dryer to houses
- Freestanding washer/dryer to apartments

### Bathrooms

- Contemporary white sanitaryware with chrome accessories
- Vanity units under sink
- Fully recessed mirrors
- Concealed cistern with soft close seat and chrome push plate
- Panelled bath with thermostatic bath tap and full height shower riser over bath
- Clear glass shower screens to baths
- Porcelanosa wall tiling around bath
- Karndean flooring
- Shaver point
- Chrome ladder style towel rail

### Features

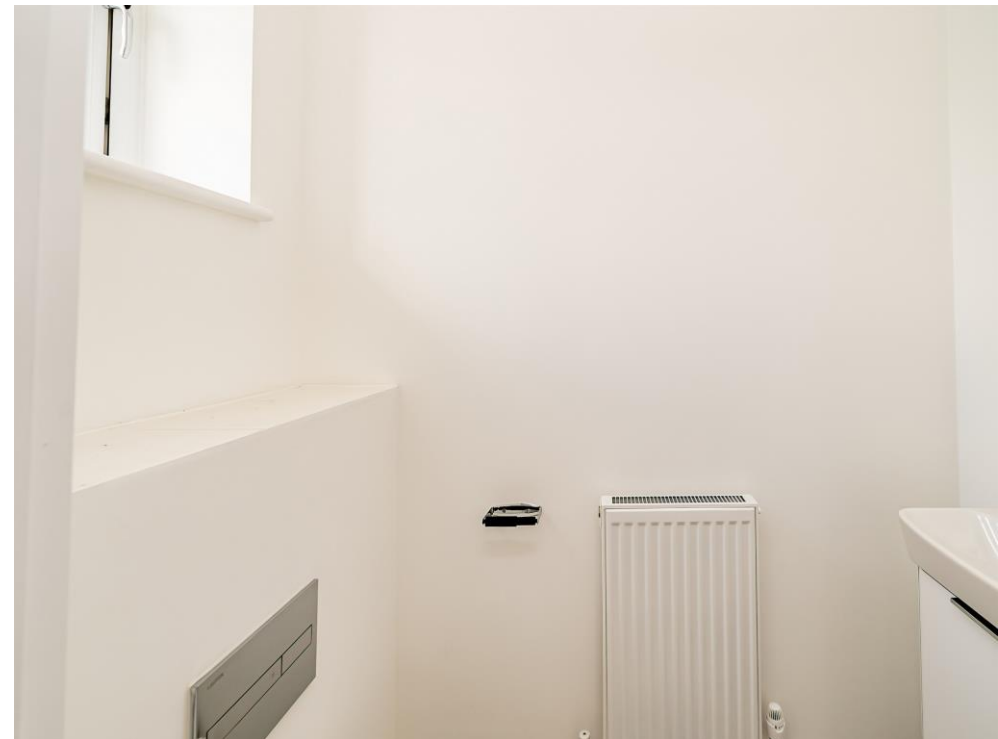
- Solid light grey internal doors with chrome ironmongery
- Skirting boards and architraves in white
- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen and bathroom
- Pendant lighting to bedrooms
- Flooring throughout
- Mains control smoke alarm

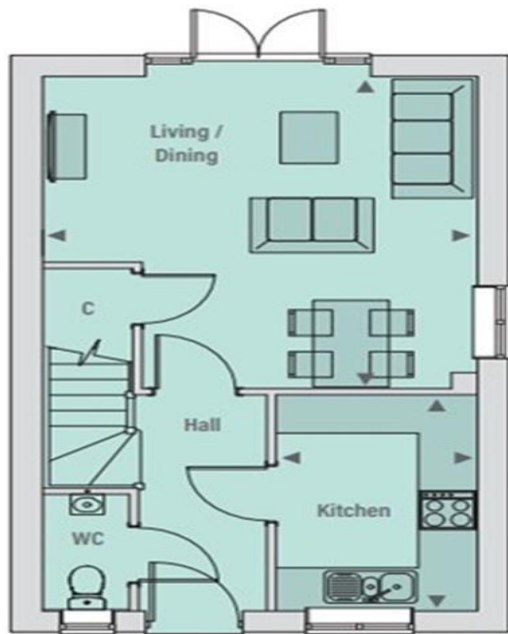
### External

- Video entry phone to apartments
- Decorated and carpeted corridors to apartment communal areas

### Peace Of Mind

10-year NHBC warranty. Each home will be independently surveyed during the construction process and a certificate will be issued on completion of the home.





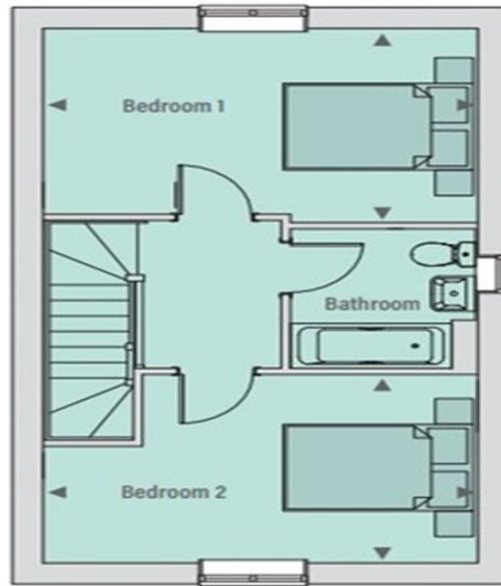
**GROUND FLOOR**

**Kitchen**

3.38m x 2.14m    11'1" x 7'0"

**Living / Dining**

4.88m x 4.58m    16'0" x 15'0"



**FIRST FLOOR**

**Bedroom 1**

4.58m x 3.04m    15'0" x 10'0"

**Bedroom 2**

4.58m x 2.95m    15'0" x 9'8"



To view this property please contact Connells on

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**EPC Rating: Awaited**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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