



A fully refurbished and modernised 2 bed Maisonette in the heart of Beaconsfield close to shops, restaurants and the mainline station to London Marylebone with fast trains of less than 25 mins. Private outside space. Long extended lease. No chain! Vacant possession. Parking available by arrangement.

This stunning 2 bed maisonette has been fully refurbished and provides modern town centre accommodation.

The gated staircase leads to the apartment and outside space. The outside space has been laid with composite decking creating a perfect setting for outdoor relaxing.

The front door opens into the entrance hall with deep understairs cupboard.

The fitted bespoke kitchen has a run of base units and matching eye level units, one housing the new Glow worm combi gas fired boiler. The new integrated appliances include a 4 ring hob, extractor, slimline dishwasher fridge/freezer and washer/dryer.

The sitting room has been fitted with a media unit including storage and a flat screen tv.

Stairs rise to the next floor and gives access to the two bedrooms, a built in study area and family shower room.

The shower room has been fitted with a new white suite of wc, wash hand basin and walk in power shower unit.

Leasehold 154 year remaining. Ground Rent approx £140 per annum and there is no service charge.

EPC rating: D Directions: Sat Nav HP9 1NL

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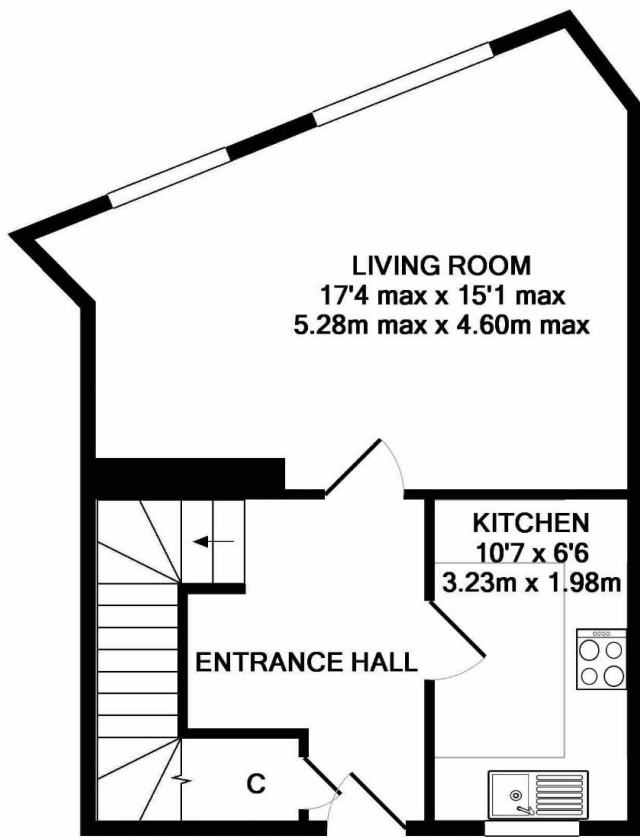
For an appointment to view this property, please contact Ashington Page on **01494 680 018**

Email [info@ashingtonpage.co.uk](mailto:info@ashingtonpage.co.uk)

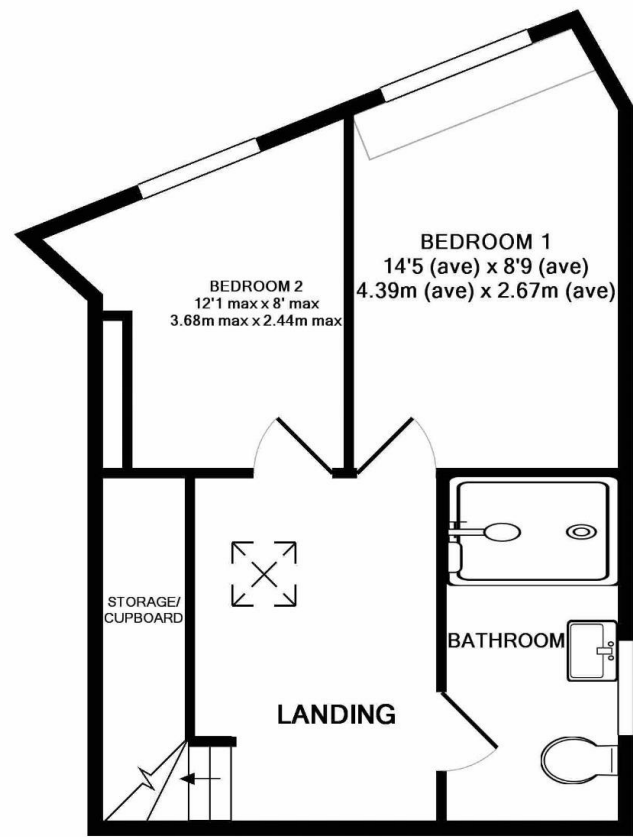
4 Burkes Parade, Beaconsfield, Buckinghamshire, HP9 1NN

*Should you decide to use James Walton, Park Grove Mortgages Limited, you should know that we would normally receive a referral fee from him on completion of a transaction. An average referral fee is typically £325*

*Ashington Page*



GROUND FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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