



3 Holmewood, 40 Gregories Road



*Ashington Page*





**NO CHAIN!** Situated in the heart of Beaconsfield New Town, Holmewood is a modern development of just 13 apartments, offering a blend of convenience and modern living. This spacious ground-floor apartment benefits from its own private entrance and terrace, along with two allocated parking spaces, one under cover, within a secure gated driveway. The beautifully maintained communal gardens and lift access to all floors further enhance the appeal of this sought-after residence.

The property is ideally located within easy walking distance of Beaconsfield station, providing direct links to London Marylebone and many other destinations, as well as a wide range of shops, restaurants and other amenities. Additional visitor parking, external CCTV and a secure intercom system add to the convenience and security of this wonderful home.

Upon entering, a welcoming hallway leads into the generously sized kitchen/dining room and living room, a fantastic space designed for everyday living. French doors open onto the private terrace. The kitchen is stylishly designed with base and wall units in a glossy finish, featuring a peninsula breakfast bar, quartz worktops, and a full range of integrated appliances, including a dishwasher, washer-dryer, electric oven, microwave, fridge-freezer, and a ceramic hob with an extractor overhead.









The living room is a wonderfully tranquil space with an uninterrupted view, looking out into the garden, complete with another set of French doors leading to the terrace. A limestone mantelpiece with an electric gas fire serves as the focal point, adding warmth to the room.

The principal bedroom is generously sized, overlooking the gardens and featuring built-in wardrobes. The en-suite bathroom includes a panel bath with an overhead shower, a freestanding pedestal basin, WC, and a heated towel rail. The second bedroom is another spacious double, also benefiting from integrated wardrobes and its own en-suite, which features a fully enclosed shower cubicle, freestanding pedestal basin, WC, and a heated towel rail.

Completing the property is a large downstairs cloakroom and two spacious storage cupboards, providing ample storage solutions.

EPC Rating: B

Council Tax Band: G

Tenure: Leasehold

Ground rent: £1,000.00 per year

Service charge: £2,600.00 per year

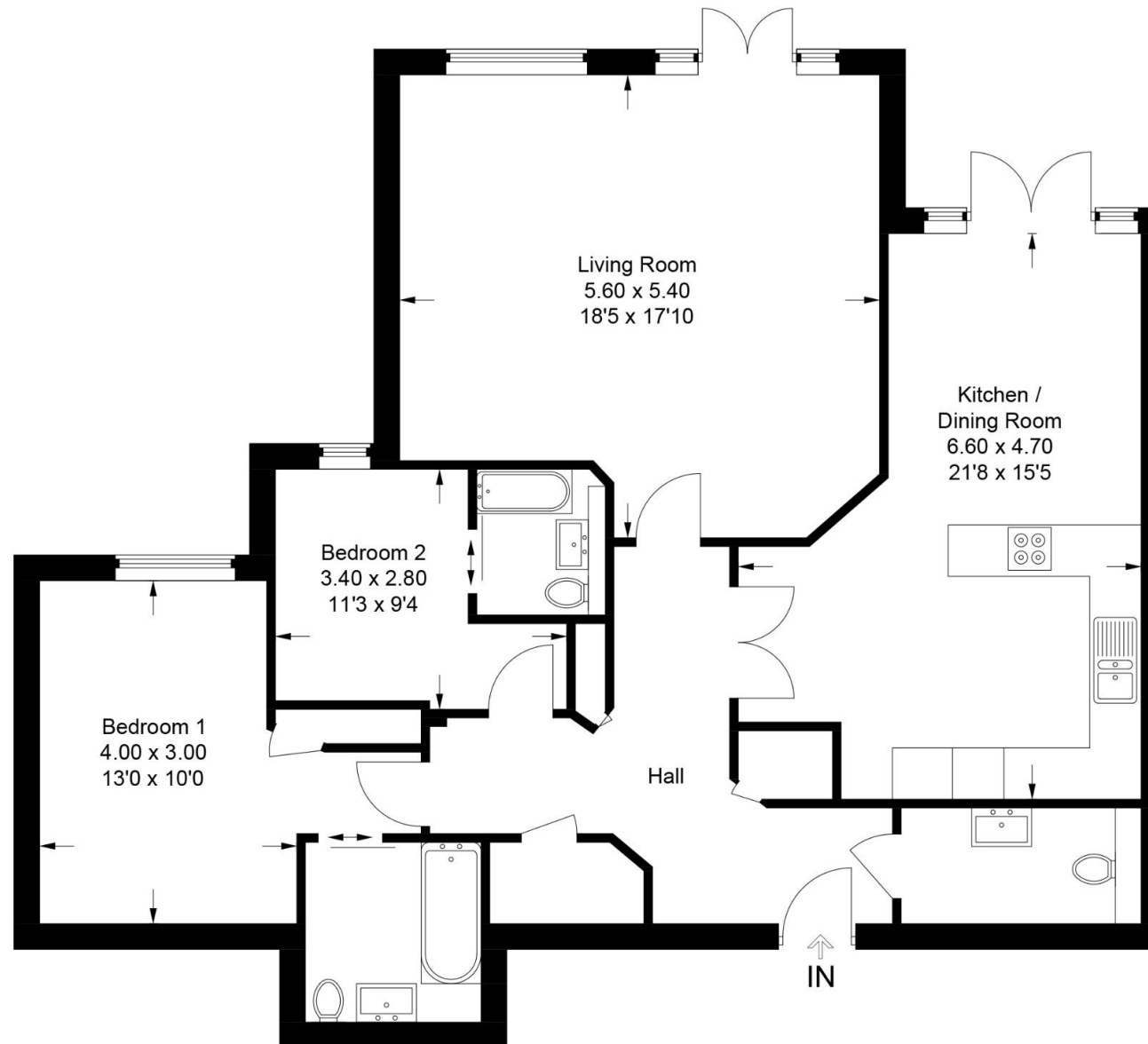
Parking: Two allocated parking spaces, one under cover, within a secure gated driveway

For further lease details please contact us.





Approximate Gross Internal Area = 101.6 sq m / 1,094 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,









For an appointment to view this property, please contact Ashington

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