



**Keegan White**  
ESTATE AGENTS

3 Sanz House | Beaconsfield | £345,000

### 3 Sanz House | Timmis Court | Beaconsfield | HP9 1BZ

- Energy Performance Rating B (81)
- Gas Central Heating
- Allocated Car Parking x 1 Car
- Communal Gardens
- Excellent Location
- Modern Kitchen & Bathroom

Communal front doors open into the entrance lobby that has the mailboxes and an ancillary doorway leading to the rear of the building where the apartment is located to the ground floor. The apartment's front door opens into an entrance hallway that gives access to all rooms, and two double cupboards for storage, with one of them housing the gas boiler. The living room is of a good size, with window to rear aspect, and this is open plan to the modern fitted kitchen. This is complete with a range of base and eye level storage units, sink and drainer, plumbing for washing machine, gas hob, with oven below and overhead extractor fan. The double bedroom has window to rear aspect, and the bathroom is modern, with a panel bath that has an overhead shower, shower screen, heated chrome towel rail, WC, and hand basin.

The property is located at the end of a cul-de-sac, around the corner from Beaconsfield High School, and Butlers Cross School. It is within walking distance of both Beaconsfield old town and new town with the mainline railway station that has fast trains on the reliable Chiltern railways getting to London Marylebone in under half an hour. Beaconsfield has a wide range of retail shopping, hospitality, leisure, and sporting facilities that are enjoyed by the local community.

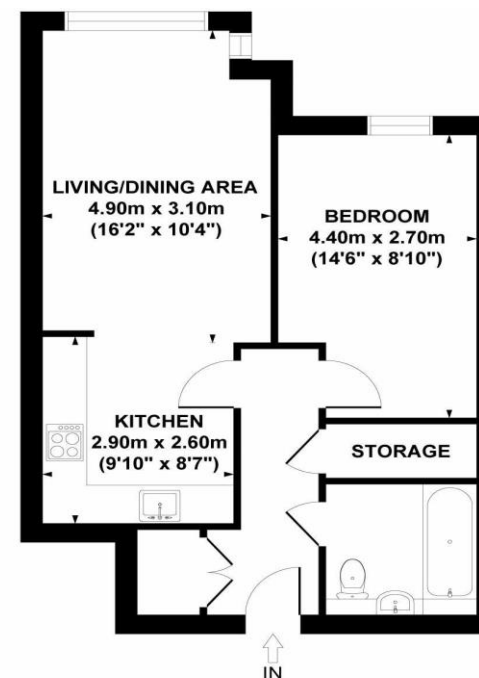
Additional Information to be verified by solicitors:

Council Tax Band: B

Energy Performance Rating: B (81)

Lease term remaining: 112 Years

Monthly Service Charge: £163.54



**APARTMENT 3, SANZ HOUSE, TIMMIS COURT, BEACONSFIELD, HP9 1BZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 50 SQ M / 538 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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