



Flat 12, Maxwell Place 130-136 Maxwell Road, Beaconsfield - HP9 1AQ

In Excess of £380,000

 **TIM RUSS**
& Company



Flat 12

Maxwell Place 130-136 Maxwell Road,
Beaconsfield

- A BEAUTIFULLY APPOINTED 2nd FLOOR APARTMENT
- NEWLY FITTED KITCHEN AND BATHROOMS
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- IMPRESSIVE KITCHEN/LIVING ROOM
- GATED DEVELOPMENT
- GARAGE PLUS ALLOCATED PARKING
- BEACONSFIELD TOWN CENTRE
- NO ONWARD CHAIN

The apartment is situated in the heart of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food plus a selection of cafes and restaurants. There is also a library and a main line train station with services to London Marylebone (from 23 minutes approximately). The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. Tenure The lease has approximately 977 years remaining of original 999 year term starting November 2003. The service charge is approx. £4,040 per annum. Ground rent £250 per annum.



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An impressive top floor two bedroom apartment of modern spacious design built by Berkley Homes approximately 2003. The development is entered via electric gates, the property is positioned on the top floor in the right hand block with allocated parking. There is a communal hallway and either staircase or lift rising to the second floor.

The apartment itself has a most spacious private hall with storage cupboards one housing a newly fitted boiler. This leads in order to the Master bedroom which has a beautiful newly fitted en-suite shower room and ample wardrobes. Adjacent is the second bedroom which might make an ideal study/home office which is served by a delightful newly fitted main bathroom.

At the far end there is a spacious living room with doors to a Juliet balcony. The living area is open plan to a superb newly fitted kitchen/dining area with side aspect window, integrated appliances and newly fitted wood flooring.

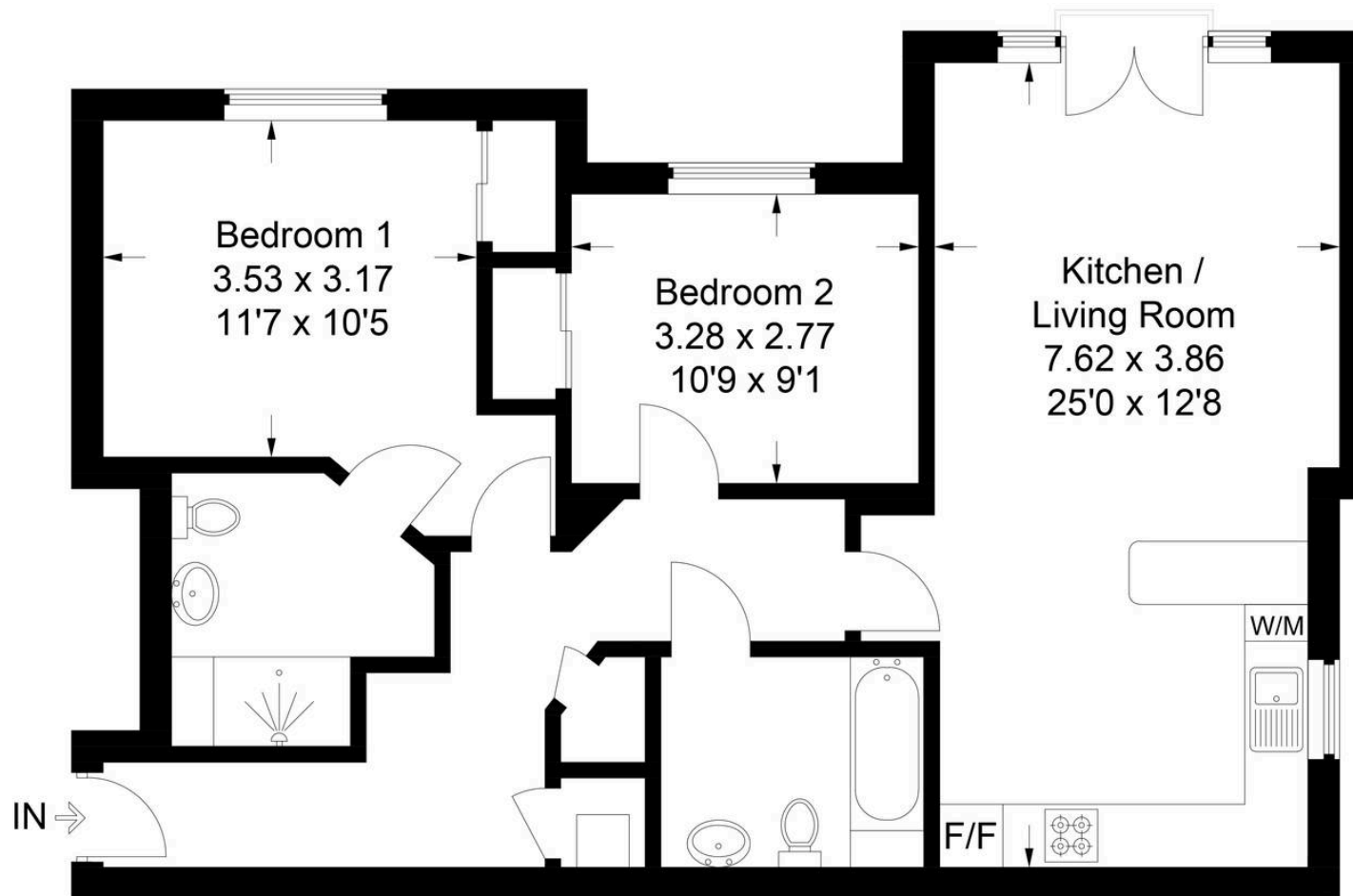
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





12 Maxwell Place

Approximate Gross Internal Area = 77.0 sq m / 829 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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