



6 Wilton Court Crossways, Beaconsfield - HP9 2HX
£550,000



6 Wilton Court Crossways

Beaconsfield, Beaconsfield

- Spacious Top Floor Apartment With Lift Access
- Light & Airy 17ft Reception Room
- Located In Historic & Picturesque Beaconsfield Old Town
- Two Double Bedrooms & Two Bathrooms (one en-suite)
- Garage Plus Two Allocated Parking Facilities
- Boarded Loft Ideal For An Home Office
- Delightful Communal Gardens
- No Onward Chain

The property is located within the centre of the historic Beaconsfield Old Town, which has a number of restaurants, public houses and church. Around the corner in Windsor End there is a local farmers market on a monthly basis and also a weekly market on Tuesdays. The property is well located with access to the motorway network with Junction 2 of the M40 being a short distance away. Beaconsfield New Town which offers a comprehensive range of shopping facilities including Waitrose, Sainsburys and a Marks & Spencers Simply Food also has a main line train service to Marylebone (30 minutes approximately).



6 Wilton Court Crossways

Beaconsfield,

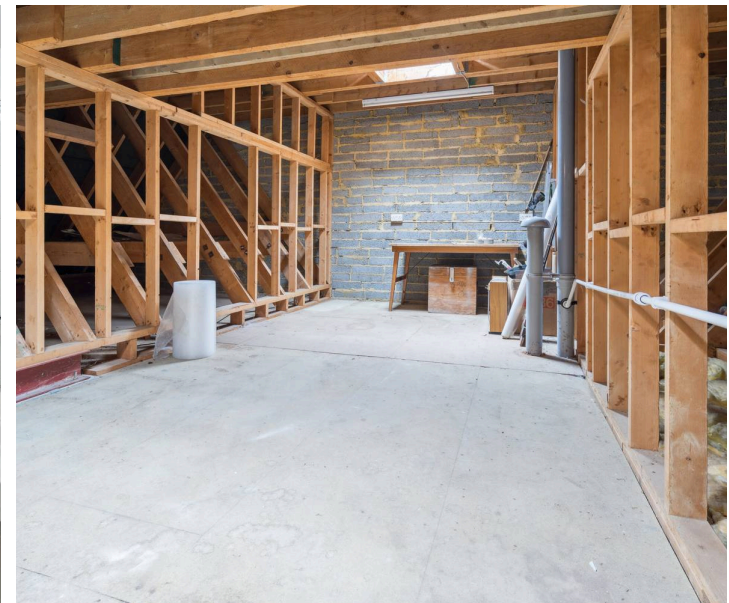
Set in a popular modern development just moments away from the historic and picturesque Beaconsfield Old Town, a light and spacious two bedroom, two bathroom top floor apartment offered with no onward chain and benefitting from a garage and allocated parking facilities. The spacious and well maintained communal entrance hall provides access to the second floor via a communal lift and stairs. This well designed and spacious apartment features a large central entrance hall allowing access to all rooms. The impressive 17ft sitting room enjoys a southerly aspect overlooking the front of the development. Adjacent, the kitchen is fitted with a range of 'Pogenpohl' wall and base units with space for a breakfast table and chairs. The main bedroom with fitted wardrobe has a superb en-suite bathroom. The second bedroom is also of a good size served by the modern family bathroom. The extra large loft space with electricity and skylights, is ideal for a hobby room/ office/ extra storage. Outside, the well maintained communal grounds are mainly laid to lawn and paving with with the development well screened by mature hedging. Service charge £270.92 per month


Council Tax band: F

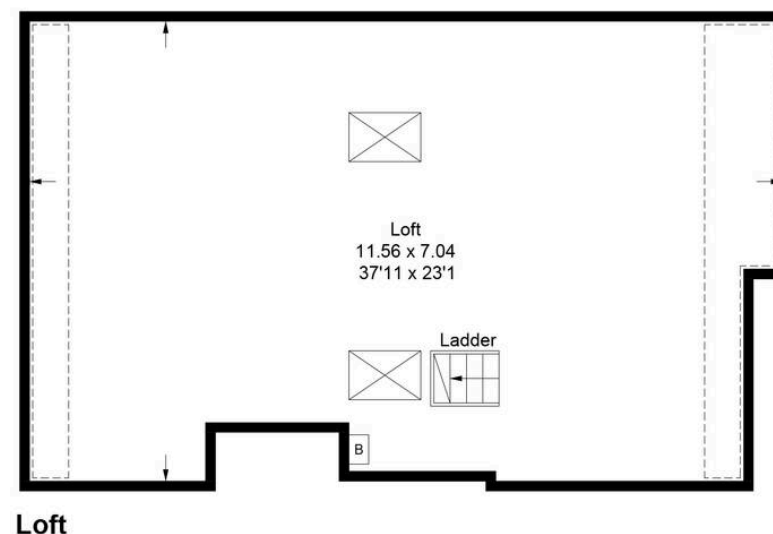
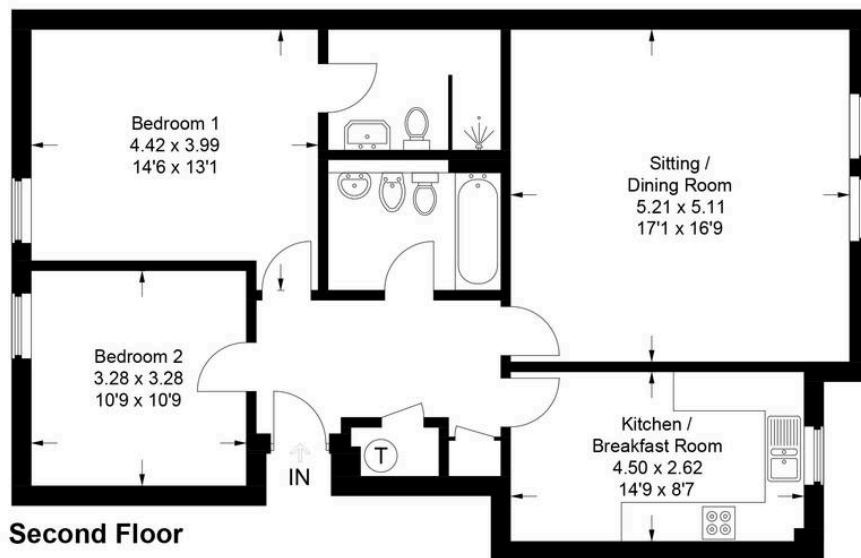
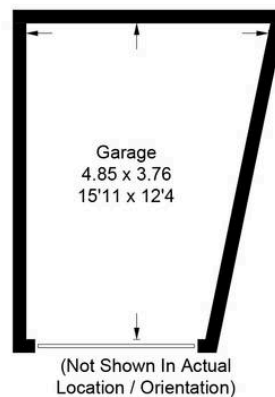
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



 = Reduced headroom below 1.5m / 5'0"



6 Wilton Court, Crossway

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

Loft = 77.3 sq m / 832 sq ft

Garage = 15.8 sq m / 170 sq ft

Total = 182.3 sq m / 1,962 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.