



15 Yew Tree Close, Beaconsfield - HP9 2DX

In Excess of £215,000

 **TIM RUSS**
& Company



15 Yew Tree Close

Beaconsfield,

- Ground Floor Apartment
- Quiet Residential Road
- Open Plan Lounge/Kitchen
- Double Bedroom
- Communal Garden
- Convenient For New Town & Old Town
- Ideal First Time Purchase or Investment
- No Onward Chain

Located approximately half a mile from the Old Town of Beaconsfield which includes a good range of facilities including popular restaurants and public houses. Beaconsfield New Town, about one mile away, offers comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencers Foodhall. There is also a library and a main line station with train services to London Marylebone (25 minutes approximately). The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The town is well served with sporting facilities including, golf, squash, tennis, rugby and cricket clubs and leisure facilities.



15 Yew Tree Close

Beaconsfield,

Tucked away in a quiet no through road, this one bedroom apartment is for a first time buyer, downsizer or investment buyer.

The property is conveniently situated to both the historical Old Town with its many restaurants, bars and boutique shops, also within walking distance to the New Town with a selection of supermarkets and train station with links to London (Marylebone).

A covered walkway leads to the front door which opens into the entrance hall, the sitting/dining area has a door opening out onto the communal garden. The kitchen has a range wall of base units with worktops, integrated appliances include oven and gas hob. There is a double bedroom and a bathroom with a white suite.

The property is held on a remainder of a 180 year lease

There is a service charge of £79.28 per month

The ground rent is £??? per year

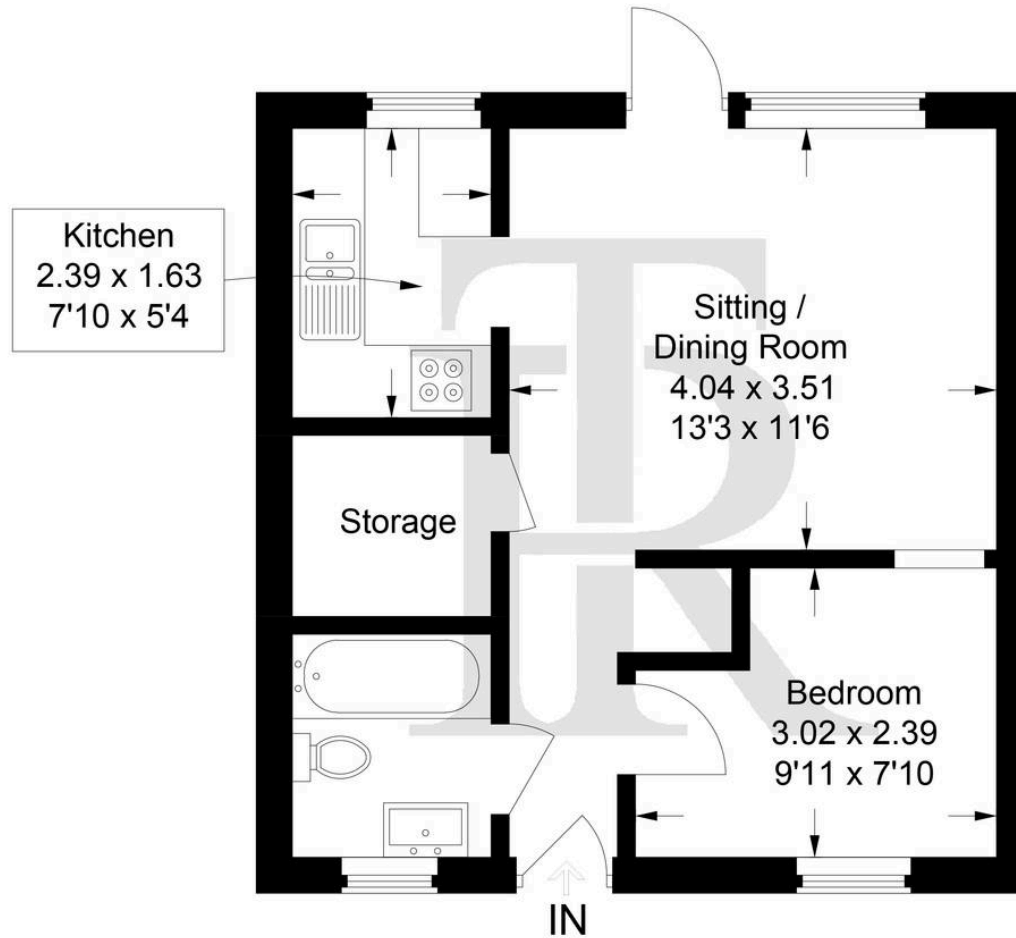
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Approximate Gross Internal Area = 35 sq m / 382 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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