



1 Beechcrest, 72 Penn Road, Beaconsfield - HP9 2LS

Guide Price £1,250,000

TIM RUSS
& Company



1 Beechcrest, 72 Penn Road

Beaconsfield

- An Exceptional Ground Floor Three-Bedroom Luxury Apartment
- Built Eight Years Ago By Millgate Developments
- Over 2,000sq ft Of Well Appointed Accommodation
- Bespoke Shaker-Style Kitchen With Quartz Worktops & Miele Appliances
- Private Sun Terrace For Outdoor Dining And Relaxation
- Three Stunning Bath/Shower Rooms With Villeroy & Boch Sanitaryware
- Two Secure Underground Parking Spaces
- No Onward Chain

Beaconsfield New Town offers an excellent range of shops for day to day needs, including Waitrose, M&S Simply Food and Sainsbury's supermarkets, a library, and the mainline station serving London Marylebone in about 20 minutes (fast train). Beaconsfield Old Town has a generous choice of restaurants and pubs, a busy market on Tuesday, monthly farmers' market and numerous retail outlets. Junction 2 of the M40 is a short drive away giving access to the M25, London, Oxford and Birmingham. The area is renowned for its schooling, both state and private, with High March for girls and Davenies for boys



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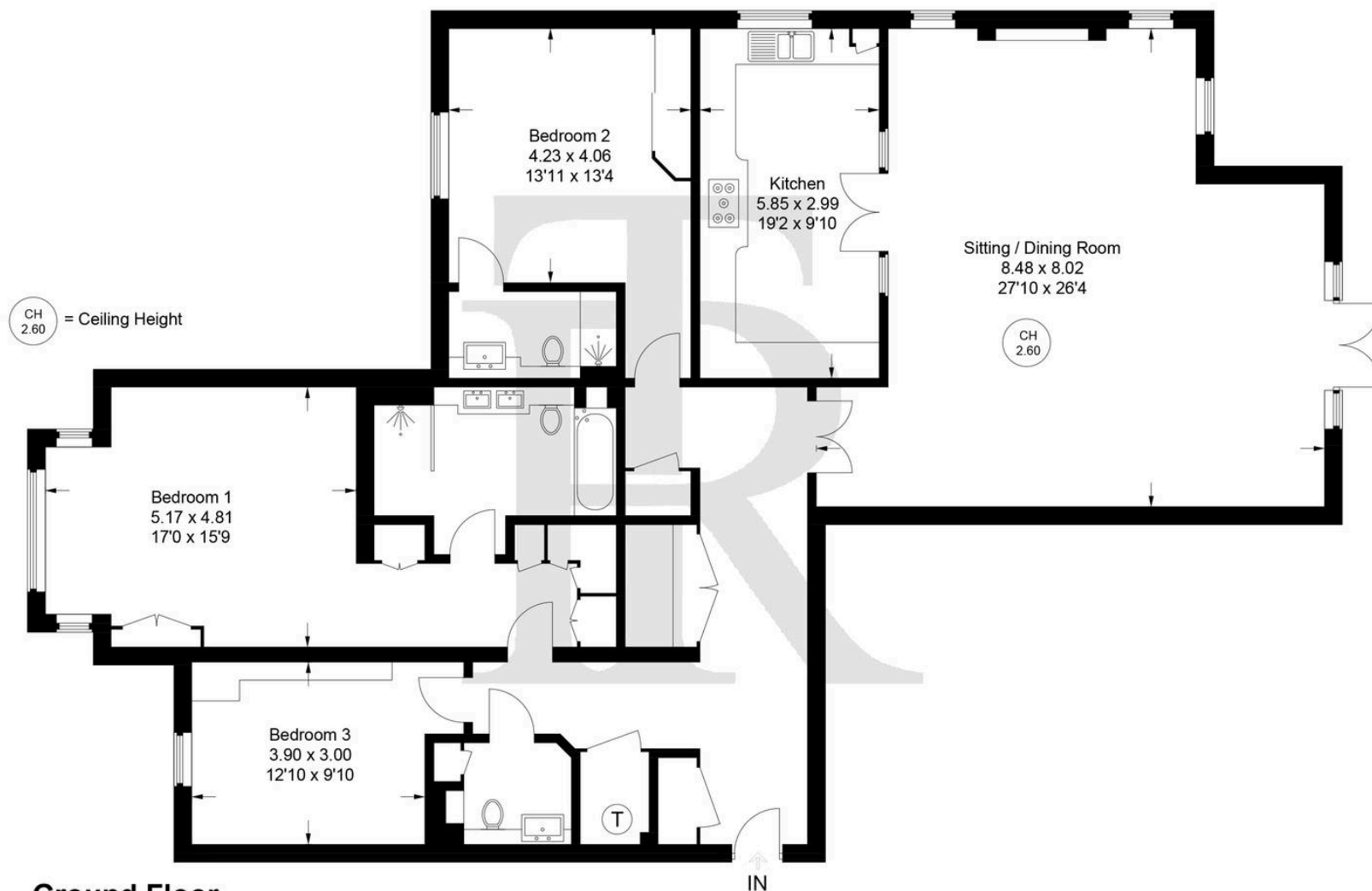
An exceptional ground floor three-bedroom luxury apartment, originally one of just eight superbly appointed apartments, this impressive residence forms part of an exclusive development completed approximately eight years ago by the highly regarded Millgate Developments Ltd. Set within beautifully landscaped communal gardens, the development combines contemporary living with an exceptional level of specification, security and convenience. Finished to an exacting standard, the apartment features a bespoke kitchen with hand-painted Shaker-style cabinetry, Quartz stone worktops and premium Miele appliances. Underfloor heating runs throughout and high-quality ceramic and porcelain tiling. The well-appointed accommodation includes two en-suite bedrooms, a separate shower room and a private terrace, providing an excellent space for outdoor dining and relaxation. Additional features include Villeroy & Boch sanitaryware, a video entry security system, two secure underground parking spaces accessed via a heated entrance ramp. This exceptional apartment provides a rare combination of luxury, privacy, security and low-maintenance living within an exclusive development. Service charge £6,962.00 per annum split into 2 half yearly payments

Tenure: Share of Freehold - Remainder 999 year lease

EPC Energy Efficiency Rating: B Council Tax Band: G

EPC Environmental Impact Rating: B





Ground Floor

Approximate Gross Internal Area = 187.7 sq m / 2020 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

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 £65 (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.