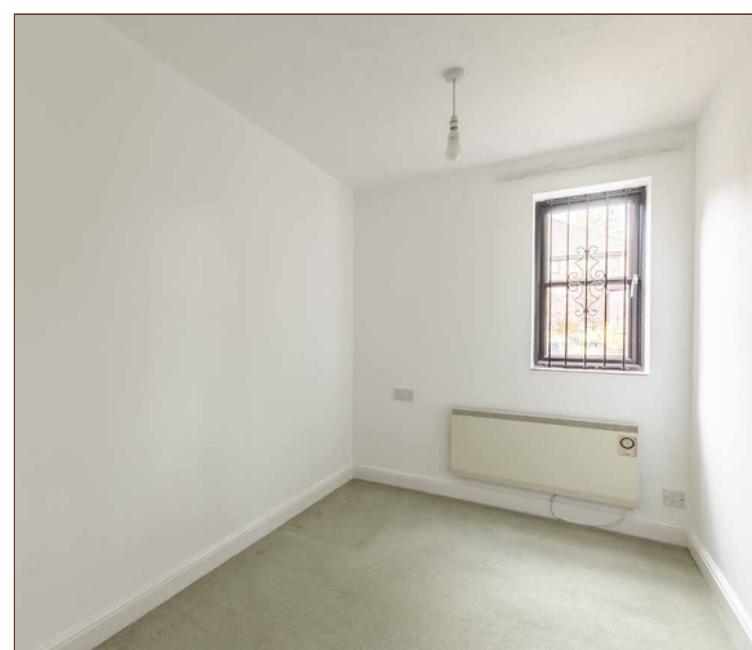
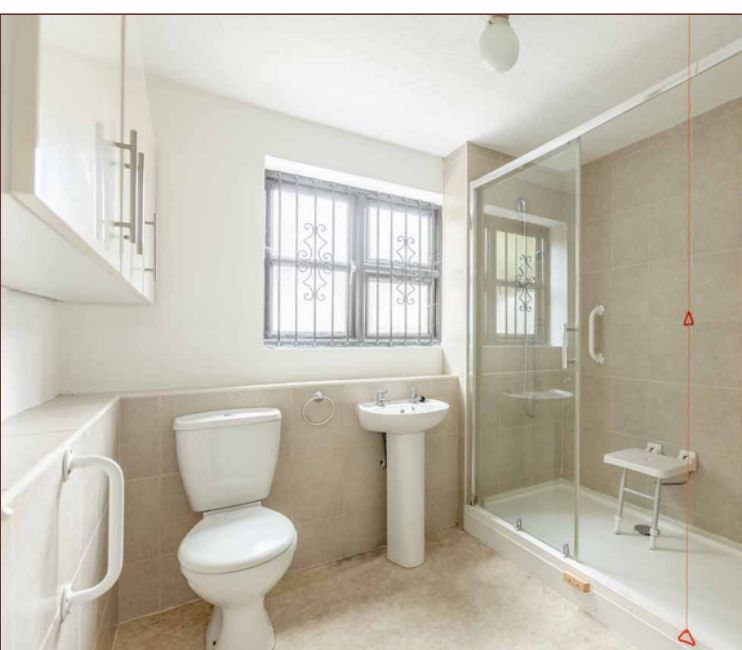
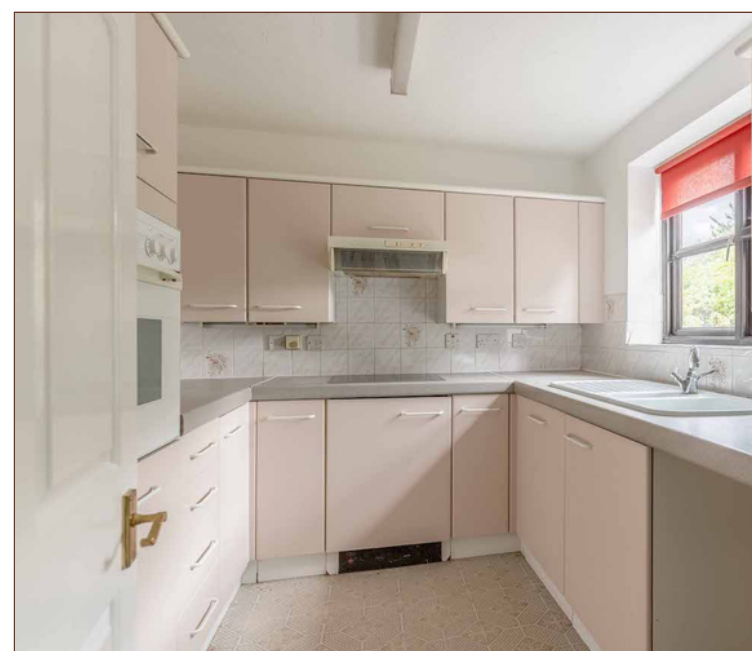


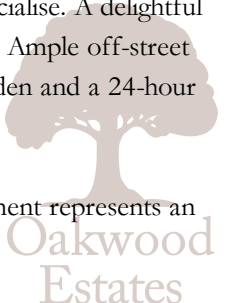


Upon entering the apartment, you're welcomed into a bright and inviting hallway, setting the tone for this well-located ground floor residence within The Hollies, a peaceful and friendly retirement development for the over 55s. The entrance is shared with only three other apartments, enhancing the sense of privacy and community. Leading through to the heart of the home, the spacious living room enjoys an abundance of natural light and a warm, homely feel. At its centre is an elegant electric fire, framed by a classic wooden surround and mantle, creating a charming focal point for the space. The layout flows effortlessly into the adjacent kitchen, designed with practicality in mind. It features a run of matching eye-level and base units, an integrated eye-level oven, a Miele ceramic hob, and plumbing for a washing machine. While the kitchen and interiors are in functional condition, the property offers excellent potential for modernisation and personalisation, making it ideal for those looking to create a home tailored to their own style and needs.

The principal bedroom is generous in size and benefits from fitted mirrored wardrobes and a built-in vanity unit with a wash basin and storage below, adding both character and convenience. The second bedroom offers versatility, ideal as a guest room, hobby space or study. Completing the interior is a well-appointed shower room, comprising a large cubicle, WC, wash hand basin, a fitted storage cupboard and additional wall-mounted cabinetry, offering plenty of practical storage.

Externally, the development enjoys beautifully maintained communal gardens where residents can relax or socialise. A delightful summer house provides the setting for weekly gatherings and events, fostering a warm sense of community. Ample off-street parking is available for both residents and visitors. The Hollies also offers the reassurance of an on-site warden and a 24-hour emergency call system.

Set in the heart of Beaconsfield, just a short walk from shops and the train station, this two-bedroom apartment represents an exciting opportunity to update and enhance in a prime location.



Property Information

- 2 BEDROOM GROUND FLOOR APARTMENT
- ON SITE WARDEN
- 88 YEARS LEFT ON LEASE
- EPC- C
- 696 SQ FT
- WALKING DISTANCE TO BEACONSFIELD TOWN CENTRE
- RESIDENT AND VISITOR PARKING
- SERVICE CHARGE- £350.75 PCM
- COUNCIL TAX BAND- E
- NO ONWARD CHAIN

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x2

Parking Spaces

Y

Garden

N

Garage

Local Area

Beaconsfield, nestled in the heart of Buckinghamshire, offers the perfect balance of tranquility and convenience. Just 25 miles northwest of London, this picturesque market town is ideal for those seeking peaceful living with easy access to the capital. Commuters benefit from Beaconsfield railway station, delivering swift, direct services to London Marylebone in just 23 minutes, while the nearby M40 motorway ensures excellent road connectivity.

The town itself boasts an impressive range of amenities to suit every lifestyle. From boutique shops and high-end retailers to charming independents, Beaconsfield caters to both everyday needs and refined tastes. Dining is a pleasure, with a diverse mix of restaurants, cafés, and traditional pubs, offering something for every palate. For daily essentials, residents enjoy access to several supermarkets and convenience stores.

Beaconsfield is also known for its strong community spirit, with a welcoming, neighbourly atmosphere. There’s a wide selection of clubs, societies, and social groups, many of which are tailored specifically for those aged 50 and above, making it an ideal setting for retirees and active downsizers.

Finally, with a low crime rate, Beaconsfield stands out as one of the safest towns in the region, offering peace of mind and a secure environment to enjoy all it has to offer.

Leisure

Beaconsfield offers a wide range of leisure opportunities that suit a relaxed yet active lifestyle, particularly appealing to the over-60s.

Nature enthusiasts can enjoy nearby attractions such as Burnham Beeches,

Cliveden, and the Chiltern Hills. These scenic spots are ideal for peaceful walks, picnics, or gentle countryside strolls.

The town is also home to popular golf and bowling clubs, including the well-regarded Beaconsfield Golf Club. These venues provide both light physical activity and an excellent way to stay socially connected.

For those with a passion for culture, the Beaconsfield Film Society and local arts centres host regular screenings, exhibitions, and community events, many of which are geared towards mature audiences.

Additional Benefits Of The Area

Beaconsfield’s location makes it easy to stay close to loved ones, with family-friendly areas such as Gerrards Cross and Amersham just a short drive away. This convenience is ideal for visiting grandchildren or helping out with the school run.

For those who enjoy travelling, the excellent transport links to Heathrow Airport provide quick and easy access for holidays or visiting family abroad, ensuring that international connections remain within easy reach.

Council Tax

Band E

Floor Plan

