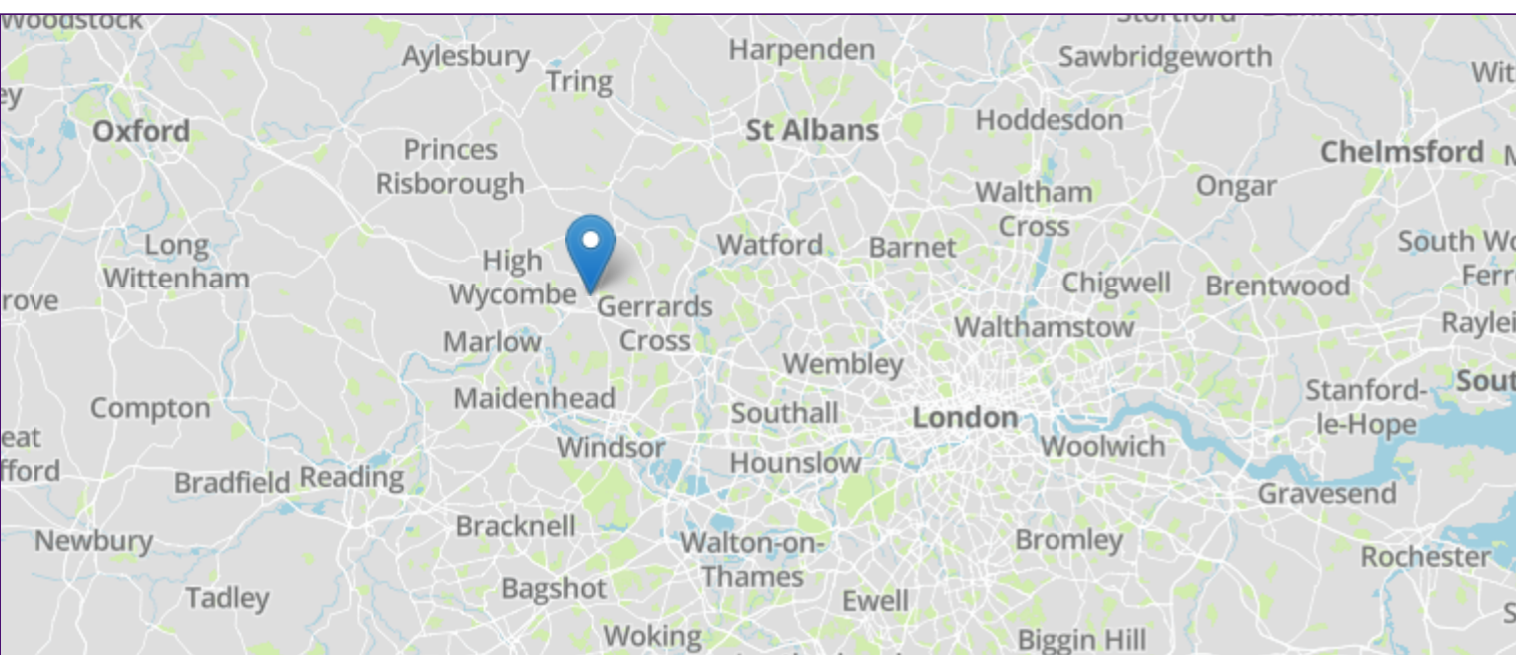




Recently refurbished, this modern property offers ample built-in storage, an entry phone system, communal gardens, allocated parking for one car, and additional visitor parking. A footpath provides direct access to the train station. The spacious entry hall grants access to all rooms and includes large built-in storage units. The well-proportioned kitchen/dining/family room is open plan, ideal for modern living. The kitchen boasts integrated Neff appliances, a 4-ring induction hob, an extract ventilation system, a stainless steel sink unit, and built-in wine racks and storage. The master bedroom features a bay window and his-and-hers built-in wardrobes with hanging rails and shelving units. The en suite offers a white suite with a bath, shower, WC, and washbasin, accessible from both the bedroom and the hallway. Directly opposite the apartment is the spacious rooftop terrace, perfect for relaxing, entertaining guests, and enjoying summer BBQs. Elmers Court is nestled within landscaped communal gardens, with permit parking for one vehicle and additional visitor parking available. The approximate rental value is £1,100 per calendar month.

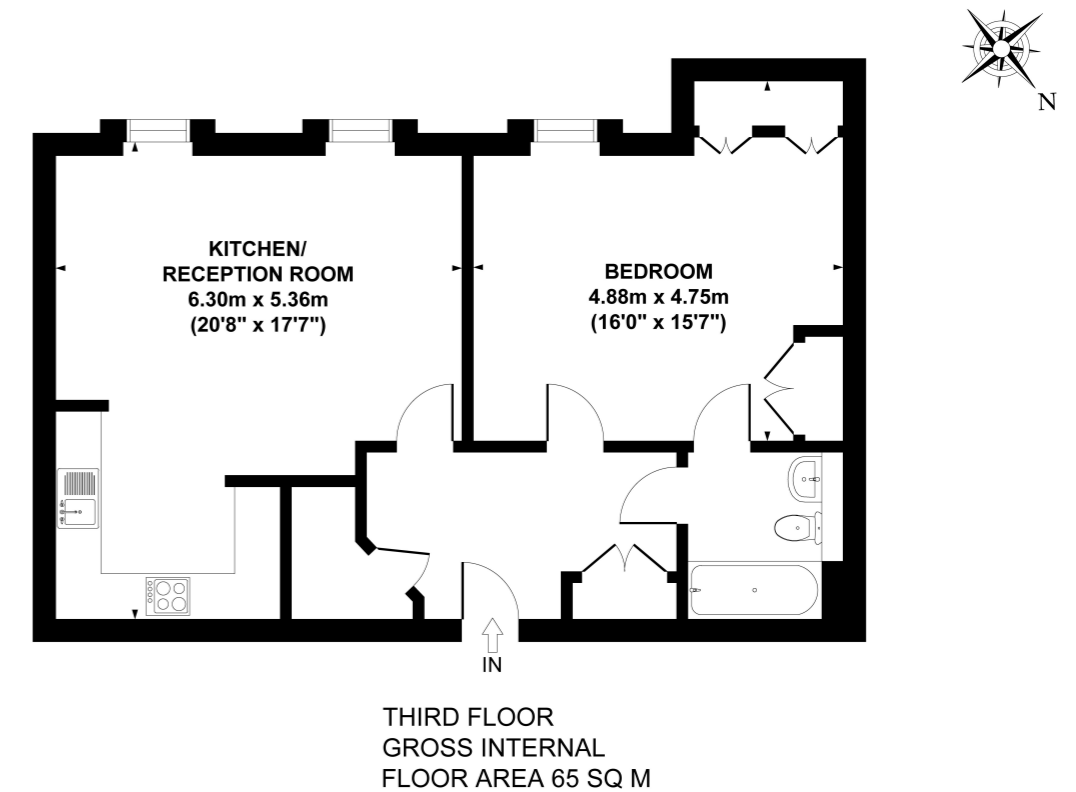


Property Information

-  1 BEDROOM PENTHOUSE APARTMENT
-  ROOFTOP TERRACE
-  ALLOCATED PARKING AND VISITOR PARKING
-  125 YEAR LEASE FROM 1ST JANUARY 2004
-  702 SQ FT
-  HIGH SPEC AND MODERN DÉCOR THROUGHOUT
-  CENTRAL LOCATION
-  LIFT ACCESS
-  COUNCIL TAX BAND- D

					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



41 ELMERS COURT, POST OFFICE LANE, BEACONSFIELD, BUCKINGHAMSHIRE, HP9 1QF
APPROX. GROSS INTERNAL FLOOR AREA 65 SQ M / 702 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Local Area

Beaconsfield, a charming town in Buckinghamshire, England, is known for its picturesque scenery and high quality of life. The town offers a mix of high-street shops, independent boutiques, and a variety of cafes, restaurants, and pubs. Divided into Old Town and New Town, each area has its unique charm and selection of amenities. Beaconsfield boasts numerous parks and green spaces, such as Bekonscot Model Village and Garden, the world's oldest model village, and the nearby Chiltern Hills, an Area of Outstanding Natural Beauty perfect for walking, cycling, and outdoor activities. The town also has a range of sports facilities, including tennis clubs, a golf course, and a leisure centre with a gym and swimming pool. Beaconsfield is renowned for its excellent schools, both state and private, with Beaconsfield High School, a top-rated grammar school, and several prestigious private schools. Healthcare facilities are ample, including GP practices, dental clinics, and the nearby Amersham Hospital.

Transport Links

Located approximately 25 miles northwest of central London, Beaconsfield is an attractive location for commuters. The town boasts excellent transport links, including a train station with direct services to London Marylebone, taking around 30 minutes. Additionally, its proximity to the M40 motorway provides easy access to the M25 and Heathrow Airport.

Council Tax

Band D

