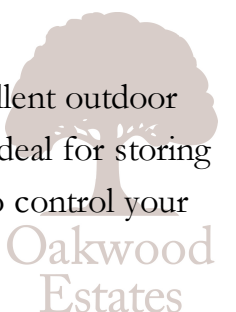


Upon entering the property, you are welcomed into a spacious entrance hall. Directly ahead lies the impressive kitchen/living room, complete with two large dormer windows that flood the space with natural light. The kitchen is beautifully appointed with a Bosch built-in fridge freezer, Neff 4-ring induction hob, and a range of both floor and eye-level units, offering style as well as functionality. The property has also been fully redecorated throughout, ensuring a fresh, modern finish ready for immediate occupation.

The bedroom is generously sized, featuring a thoughtfully positioned area ideal for use as a home office or dressing space, and is complemented by newly laid carpets. The bathroom comprises a bath with overhead shower, basin, and WC, as well as a built-in mirrored medicine cabinet. Additional storage is provided by a large airing cupboard, perfect for housing shoes, cleaning equipment, or household essentials.

A real highlight of the property is the private terrace, of 342 sq. ft, offering an excellent outdoor entertaining space. Further benefits include a secure private parking bay, a loft space ideal for storing suitcases and other seasonal items, and a smart Hive heating system, allowing you to control your home's comfort with ease and efficiency.



Property Information

-  LARGE PENTHOUSE APARTMENT
-  ATTRACTIVE COMMUNAL GARDENS
-  SECURE UNDERGROUND PARKING
-  NO ONWARD CHAIN
-  COUNCIL TAX BAND- D
-  TOWN CENTRE LOCATION
-  GREAT RENTAL OPPORTUNITY
-  100+ YEARS REMAINING ON LEASE
-  GROUND RENT £505 & SERVICE CHARGE £2890.52 PA

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

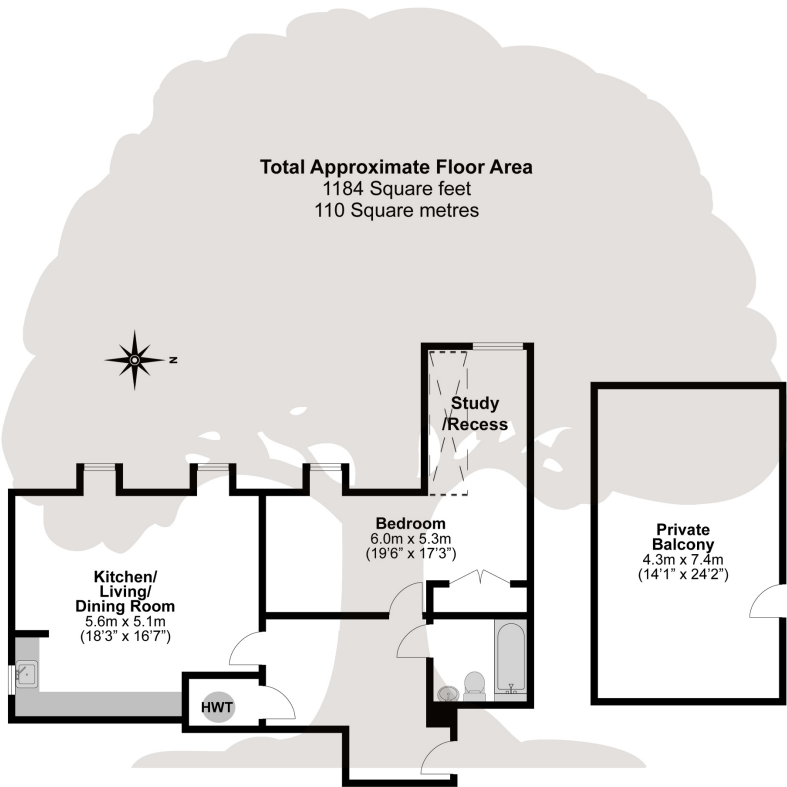
Local Area
Beaconsfield, a charming town in Buckinghamshire, England, is known for its picturesque scenery and high quality of life. The town offers a mix of high-street shops, independent boutiques, and a variety of cafes, restaurants, and pubs. Divided into Old Town and New Town, each area has its 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.

Rental Yield
We predict a rental value on this property of £1500 pcm. This would equate to a net yield of 6%

Council Tax
Band D

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, 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.

