



Willington Court, Station Road
Beaconsfield

TIM RUSS
& COMPANY



1 Willington Court
Station Road, Beaconsfield,
Buckinghamshire HP9 1FW

- GATED DEVELOPMENT
- LIVING ROOM LEADING TO TERRACE
- COMMUNAL GARDENS
- EAT IN KITCHEN
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- GARAGE
- PARKING

£795,000



The Property

A superbly appointed two bedroom, two bathroom ground floor apartment with an individual garage in a gated development built to a very high specification by Meryl Homes and ideally located for easy access to both the Old and New Towns of Beaconsfield.

The property has a large double aspect kitchen/breakfast room and a separate utility room, the spacious lounge has feature fireplace and doors opening onto a private terrace. The master bedroom has the benefit of a dressing room and en suite bathroom; there is a second bedroom and guest bathroom/cloakroom. Attention to detail can be seen in the coving throughout the apartment, the quality wooden doors and finishes. In addition the property benefits from a video entry system, under floor heating, and CAT wiring.

Tenure Leasehold

Lease 125 years from 2005

Service Charge: £340 per month

Ground Rent: £500 per annum

Outside

Set within landscaped communal grounds with electric entry gates leading to a paved drive area leading to the rear of the property and the garages and guest parking. The property has a paved terrace to the front accessed from the lounge, with an area of lawn beyond and well screened by hedging.

Location

Ideally located in between the Old and New Towns of Beaconsfield. The New Town offers an excellent range of shops including Waitrose, Sainsbury's and a Marks & Spencer's Simply Food along with a selection of cafes, bars and restaurants. The Old Town has a selection of restaurants, pubs and boutique shops.

There is a main line train service to Marylebone (25 minutes approx). The M40 (Junction 2) is a short drive 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 county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



Directions

From our office in Beaconsfield proceed along Station Road toward the Old Town. The property can be found on the right hand side before Wattleton Road.

Viewings

Strictly by appointment only.

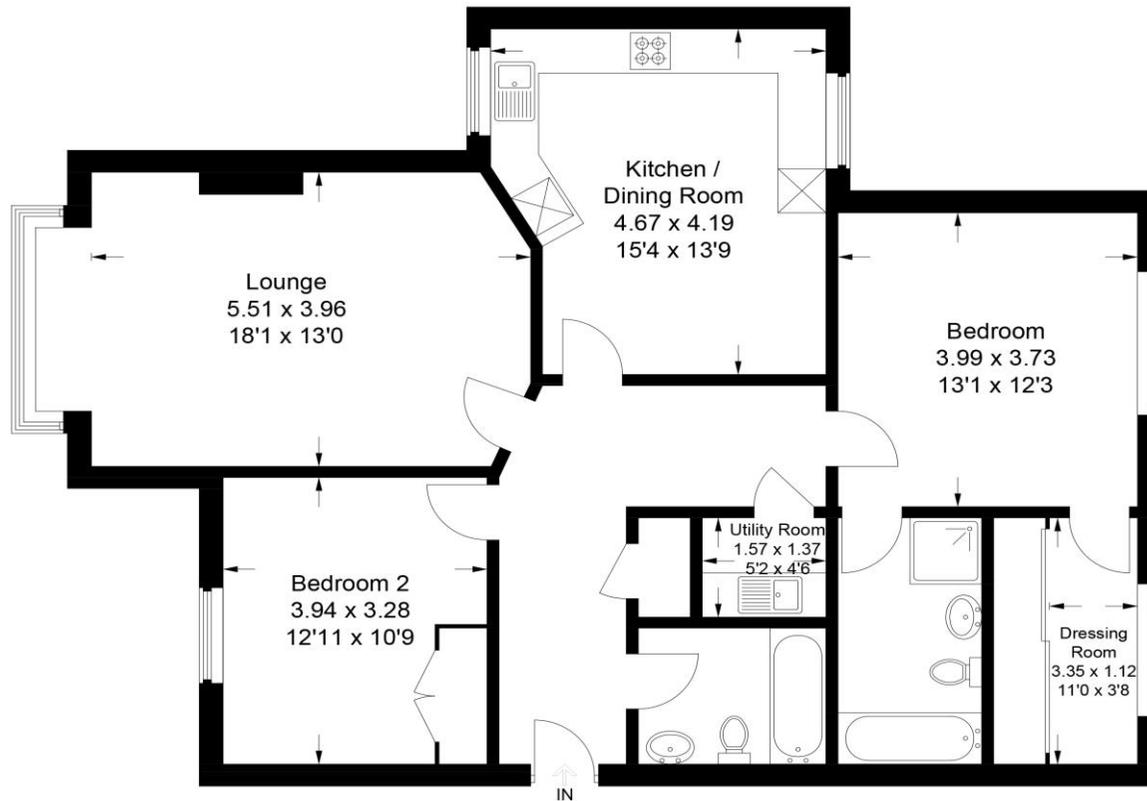
Solicitors/Mortgage Advice

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

Ref: 20/7816

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	79	81
	EU Directive 2002/91/EC	

TIM RUSS
& COMPANY



1 Wellington Court

Approximate Gross Internal Area
106.7 sq m / 1,149 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are given notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.

6 Burkes Court, Burkes Road, Beaconsfield HP9 1NZ

T: 01494 681122

E: beaconsfield@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY