25 YEARS
SERVING BEACONSFIELD SINCE 1998

Flat 3, Draycott House, 64 Penn Road
Guide Price **£750,000**

Ashington Page

Stunning first floor apartment in small development, just a short level walk to Beaconsfield New Town with its range of shops, restaurants and station with fast trains taking just 25 mins to London Marylebone. The apartment is light and bright with a private balcony and two underground parking spaces.
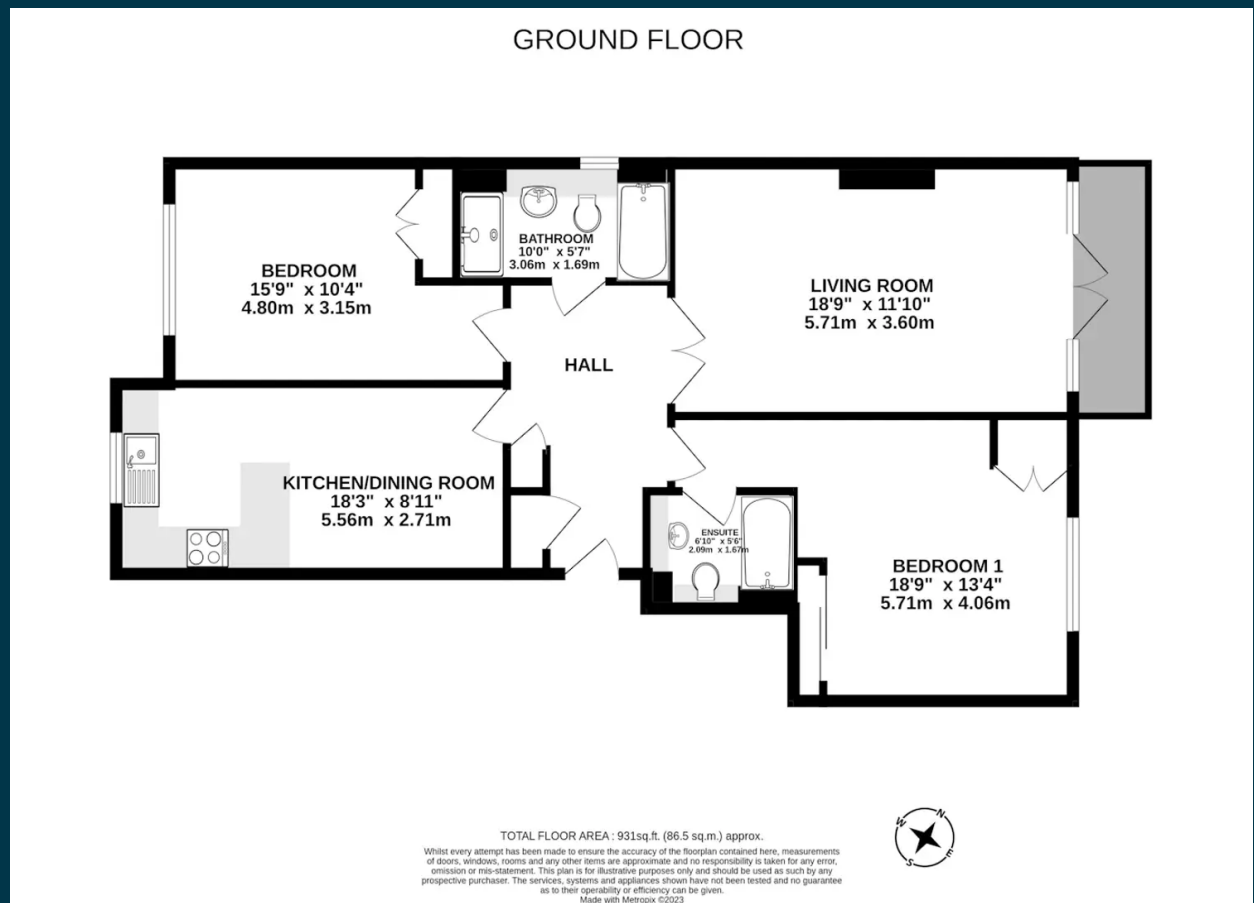
Council Tax Band F

EPC B

Directions Sat Nav HP9 2LS

Lease 125 years from 1st January 2005 (107 years remaining)

Service charge £1400 x 4 = £5,600

Ground Rent £450 per annum

Sinking/reserve fund £5000

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GROUND FLOOR

BEDROOM
15'9" x 10'4"
4.80m x 3.15m

BATHROOM
10'0" x 5'7"
3.06m x 1.69m

LIVING ROOM
18'9" x 11'10"
5.71m x 3.60m

HALL

KITCHEN/DINING ROOM
18'3" x 8'11"
5.56m x 2.71m

ENSUITE
6'10" x 5'6"
2.09m x 1.67m

BEDROOM 1
18'9" x 13'4"
5.71m x 4.06m

TOTAL FLOOR AREA : 931sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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