



## REYNOLDS COURT

Baring Road, Beaconsfield HP9 2NA



BARTRAMS

## 6 REYNOLDS COURT

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A stunning one bedroom ground floor apartment within this desirable gated development, converted circa 2016 and located in the heart of Beaconsfield New Town and ideal for a first time purchase or investment opportunity.

### NO UPPER CHAIN

A One bedroom apartment, Communal Entrance and lifts, Stunning open plan kitchen/ breakfast area, Living / dining room, Double bedroom with fitted wardrobes, Luxury shower room, Secure underground parking for 1 car, EPC rating C, Located in the heart of all the New Town facilities and amenities

### Summary

This stunning one bedroom apartment that is ideal for a first time purchase or buy to let that is located in the heart of the new town and within walking distance to all local amenities.

Communal entrance with lift and door to apartment. Entrance door to hallway, open plan living room with contemporary fitted kitchen and central island, modern shower room and double bedroom. Covered and secure parking for one car.

### Location

This property is within minutes walk of the main shopping area and about 5 minutes walk of the station with fast trains to London Marylebone in 23 minutes. The town offers multiple shopping facilities with many individual shops and multiples such as Waitrose, Sainsbury's, M&S, Food stores and Costa Coffee.





#### **BUY TO LET INVESTMENT**

We are advised that the property is currently let with a monthly rent of £1,150 per calendar month. (subject to prevailing markets)

#### **Services:**

Gas central heating. Mains water, electricity and drains.

#### **Local Authority:**

South bucks District Council

#### **Directions:**

Exit the M40 at J2 and follow the A355 towards Beaconsfield. At the large roundabout, take the first exit and proceed straight over the next mini roundabout into Beaconsfield Old Town. At the roundabout, turn right onto Aylesbury End (B474). At the second roundabout take the first turning in to Baring Road and Reynolds Court can be found on the corner of the roundabout and Reynolds Road.

**Lease - 125 years as from 2016**

**Management charges - TBA**

**EPC rating C**

**Council Tax Band C**

**Satnav HP9 2NA**





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