



APARTMENT 5

Wellington Court, 66-68 Penn Road, Beaconsfield, HP9 2LS



BARTRAMS

## 5 WELLINGTON COURT

66- 68 Penn Road Beaconsfield, HP9 2LS

This exclusive first floor residence presents a rare opportunity to secure one of Beaconsfield's finest apartments. Offering a generous 2,747 sq.ft of lateral living space it features three bedrooms, two reception rooms and three bathrooms, complemented by a private balcony. The apartment is set within the prestigious gated Wellington Court development on one of Beaconsfield's premier roads, ideally located just a short distance from Beaconsfield New Town and the station.

### Apartment Specifications

This residence is equipped with high-end features designed for luxurious living. All rooms, including bathrooms, shower rooms, and cloakrooms, benefit from wet underfloor heating. The kitchen boasts a suite of integrated Miele appliances, including a glass/steel oven, microwave combination oven, dishwasher, and fridge/freezer, with a free-standing Miele washing machine and tumble dryer also provided. Finally, all bedrooms feature bespoke fitted or walk-in wardrobes complete with integrated lighting.

### Communal Areas

The development offers excellent shared amenities and secure living. Each apartment is allocated two secure underground parking spaces, with additional visitor parking available above ground. A comprehensive security system, featuring CCTV for external areas and the basement car park, is in place, alongside an entry system controlling the front gate, car park entrance, and main front door. Residents can enjoy access to beautifully landscaped communal gardens. A passenger lift conveniently serves every level, including the basement, where assigned storage cupboards are available for each unit.





#### Location

Beaconsfield New Town 0.6 miles, London Marylebone 23 minutes, Old Town 1.2 mile, M40 (J2) 2.2 miles, Gerrards Cross 5 miles, Amersham 5 miles, M25 (J16) 6.5 miles, M4 (J8/9) 9.5 miles, London Heathrow 14 miles, Central London 27 miles. (All distances and times are approximate)

#### Rental Information

Rent £7500pcm

Holding deposit (1 weeks rent) £1,730.76

Deposit (6 weeks rent) £10,384.61

#### Local Authority:

Buckinghamshire Council

Council Tax Band: TBA

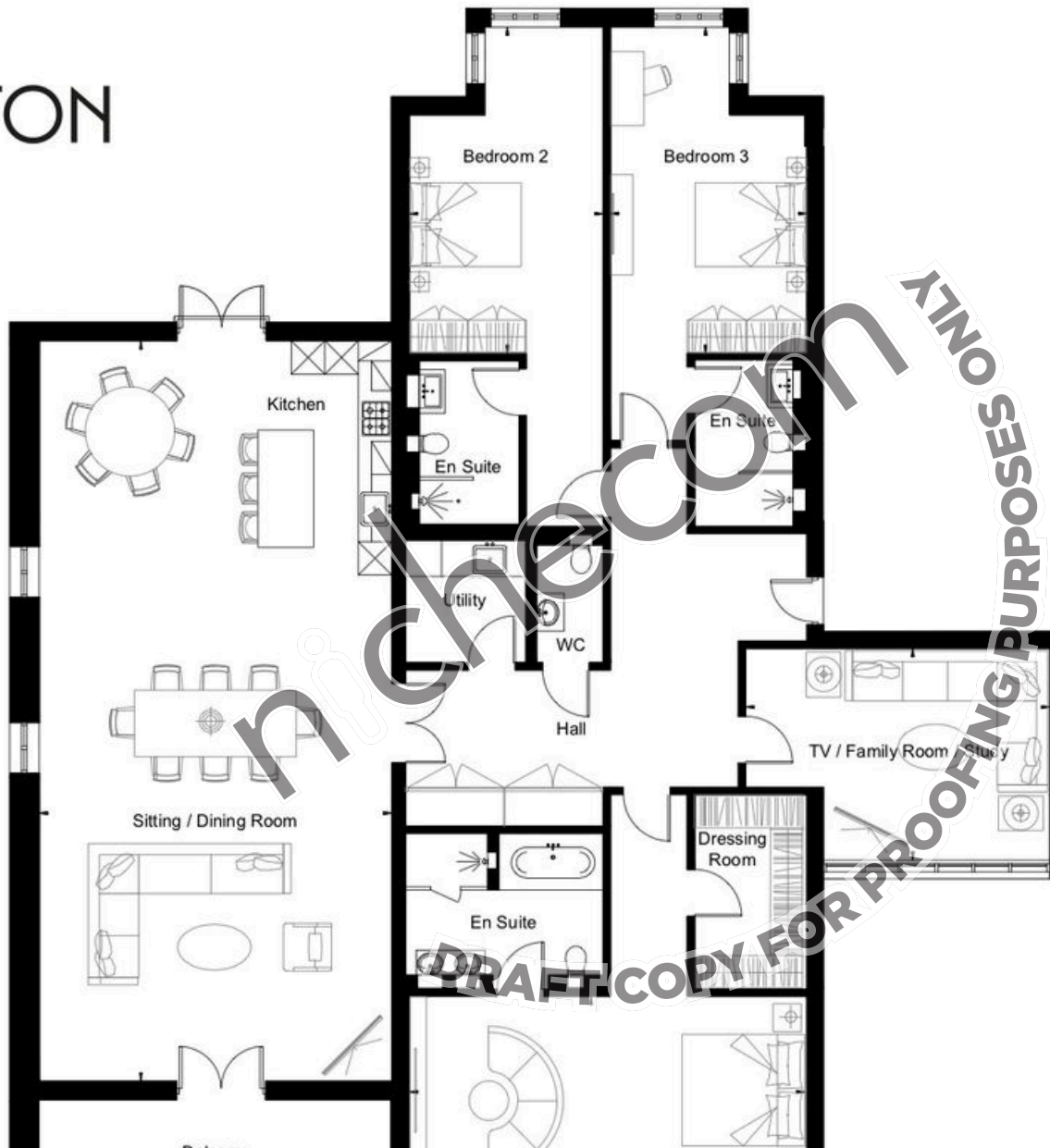
#### EPC Rating: B

#### Services:

Gas central heating. Mains water, electricity and drains.

Broadband and telephone subject to contract with supplier.





## APARTMENT 5

4 BEDROOM FIRST FLOOR APARTMENT  
255.19 SQM<sup>2</sup>, 2,747 SQFT<sup>2</sup>

SITTING/ DINING ROOM/ KITCHEN  
13.27 x 6.3, 43'6 x 20'8

TV / FAMILY ROOM/ STUDY  
5.45 x 3.79, 17'11 x 12'5

MASTER BEDROOM  
7.08 x 5.00, 23'3 x 16'5

BEDROOM 2  
5.85 x 3.47, 19'2 x 11'5

BEDROOM 3  
5.85 x 3.51, 19'2 x 11'6



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