



BRITISH
PROPERTY
AWARDS

2022
★★★★★

GOLD WINNER

ESTATE AGENT
IN BEACONSFIELD

APARTMENT 3, WELLINGTON COURT

66 - 68 Penn Road, Beaconsfield HP9 2LS



BARTRAMS

3 WELLINGTON COURT

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This exclusive brand new luxury duplex three bedroom, two reception, three bathroom stunning show apartment with balcony and terrace located on one of Beaconsfield's premier roads within easy reach of Beaconsfield New Town and station

No upper chain

Summary of accommodation

Stunning duplex "show" apartment | Open plan kitchen / dining room 36'10 x 23'7 | Sitting room 20'8 x 18'4 with doors to balcony | Master bedroom 20'9 x 19'5 | Two further double bedrooms both with ensuites | All bedrooms access the private full width terrace | 2 underground residents parking spaces | EPC rating B

Location Information

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)

Apartment Specifications

Wet underfloor heating to all rooms including bathrooms shower rooms and cloakrooms | Air conditioning to Penthouse principal rooms and principal bedroom
Integrated Miele appliances - glass/steel oven, microwave combination oven, dishwasher and fridge/freezer
Free standing Miele washing machine and tumble dryer
Bespoke fitted or walk-in wardrobes to all bedrooms with integrated lighting







**Communal areas**

Two underground secure parking spaces per apartment with visitor parking above ground | CCTV system installed for external areas and basement car park
Entry system controlling Front Gate, car park entrance and front door | Landscaped communal gardens
Passenger lift serves each level with access to basement level
Storage cupboards assigned to each unit (Basement level)

Services:

Gas central heating. Mains water, electricity and drains.

Council Tax Band: TBA

EPC Rating: B

Local Authority:

South Bucks District Council
Council Tax Band: TBA

Note: The furniture can be acquired for £100,000 & is not included in the asking price

Lease 999 years as from 1st January 2020
Service charge | Ground Rent & Maintenance approx £6,000 ish per annum (Owner confirming absolute costs)

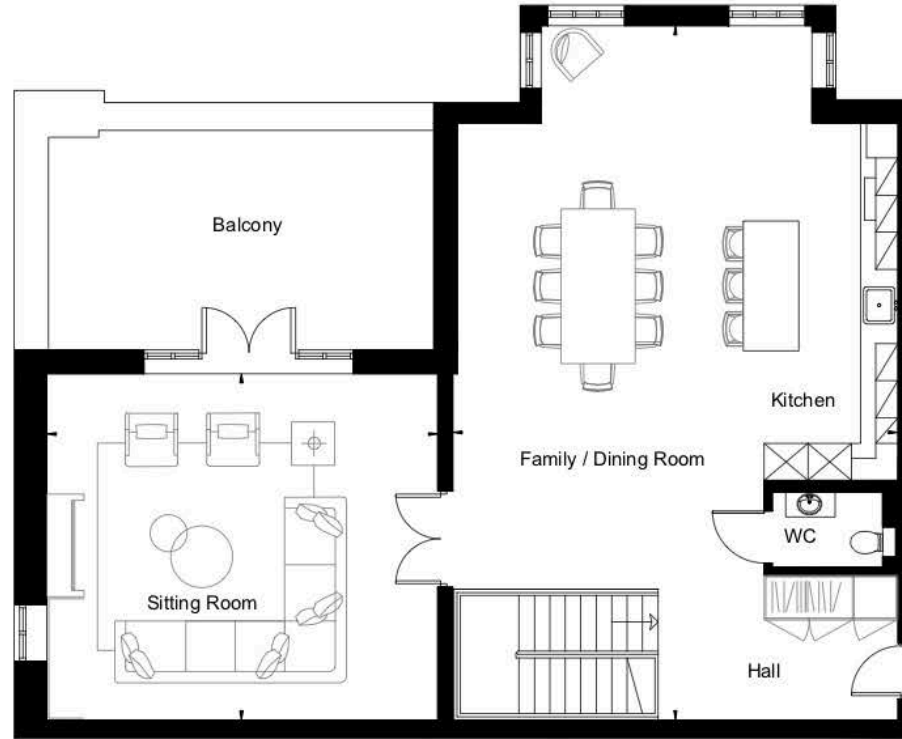






WELLINGTON COURT

GROUND FLOOR



APARTMENT 3

3 BEDROOM SPLIT LEVEL APARTMENT
251.19 SQM², 2,704 SQFT²

GROUND FLOOR

SITTING ROOM

6.31 x 5.59, 20'8 x 18'4

SITTING / KITCHEN/ DINING ROOM

11.22 x 7.19, 36'10 x 23'7

LOWER GROUND FLOOR

MASTER BEDROOM

6.32 x 5.93, 20'9 x 19'5

BEDROOM 2

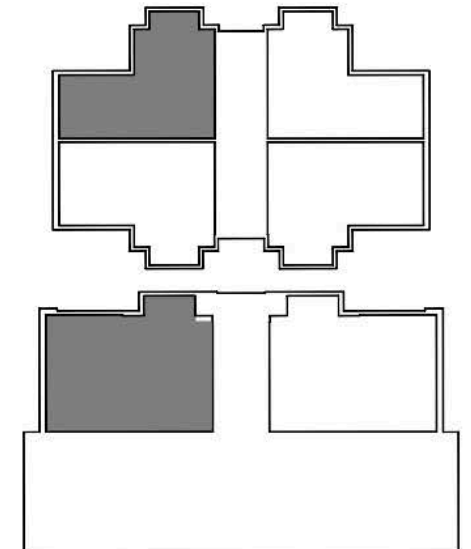
7.78 x 3.54, 25'6 x 11'7

BEDROOM 3

7.78 x 3.51, 25'6 x 11'6



LOWER GROUND FLOOR





BARTRAMS

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