



CRAIGLEITH

41 Grove Road, Beaconsfield HP9 1PT



BARTRAMS

## APARTMENT 10, CRAIGLEITH

41 Grove Road, Beaconsfield HP9 IPT

This top-floor apartment offers three bedrooms, two bathrooms, and a bright triple-aspect living room measuring 23'10" x 15'1" with two bay windows. Spanning 1,204 sq. ft., Cragleith is a desirable 1970s apartment block located in New Town. The property also features a garage, beautifully maintained communal gardens, and a new lease.

Beaconsfield station 0.4 miles, M40 (J2) 1.6 miles, Gerrards Cross 4.7 miles, Heathrow (T5) 15.5 miles, central London (Baker Street) 24 miles. All distances are approximate.

### Summary of Accommodation

Cragleith was constructed circa 1970s and comprises of eleven apartments being in a sought after location in the heart of Beaconsfield New Town. There is a communal entrance with entry phone system with access to a lobby area with lift and stairs leading to second floor to this delightful top floor apartment with a featured triple aspect living room with two bays and views to the front. Entrance door to hallway, fitted kitchen, family shower room, 14'4 x 9'9 master bedroom with built in cupboard and ensuite bathroom, two further equally sized double bedrooms, approximately 16 x 8'10 with fitted wardrobes and a featured triple-aspect living room measuring 23'10" x 15'1" with two bay windows. All being with a gross square footage including garage of 1,348 sq. ft.

### Communal Gardens

The property includes a private garage designated as No. 10. The communal grounds are meticulously maintained and feature beautifully landscaped gardens with mature flowers and shrubs. Additionally, there are visitor parking spaces available at the front of the property for convenience.

### Location

Occupying an ideal and convenient location in the heart of the New Town, the property is less than half a mile from Beaconsfield mainline station with trains into London Marylebone (approximately 20 minutes), while the M40 and M25 enable access to central London, Heathrow and Gatwick airports. Beaconsfield New Town boasts a variety of shopping facilities, fostering an exceptional lifestyle thanks to its local amenities and beautiful countryside setting in The Chilterns, an Area of Outstanding Natural Beauty. Just a short distance away, the charming Old Town, with roots dating back to the 13th century, features a diverse array of restaurants, supermarkets, and unique independent shops, along with a lively weekly market every Tuesday.





#### **Lease Information**

The original 51 year remaining lease with 99 years as from 1976 has now been renewed in 2024 with an additional 90 years added under the provisions of the Leasehold Reform Housing and Urban Development Act 1993 (as amended). We are advised that formal documents are being sourced from the solicitors on the new lease being approximately 141 years.

#### **Services:**

Services: All mains connected. Please note that none of the services have been tested.

**Council Tax Band:** F

**EPC Rating:** C

#### **Local Authority:**

Buckinghamshire Council

**Ground rent:** Peppercorn

**Annual Service Charge:** £3242.99

**Management Company:** David Charles Property Consultants



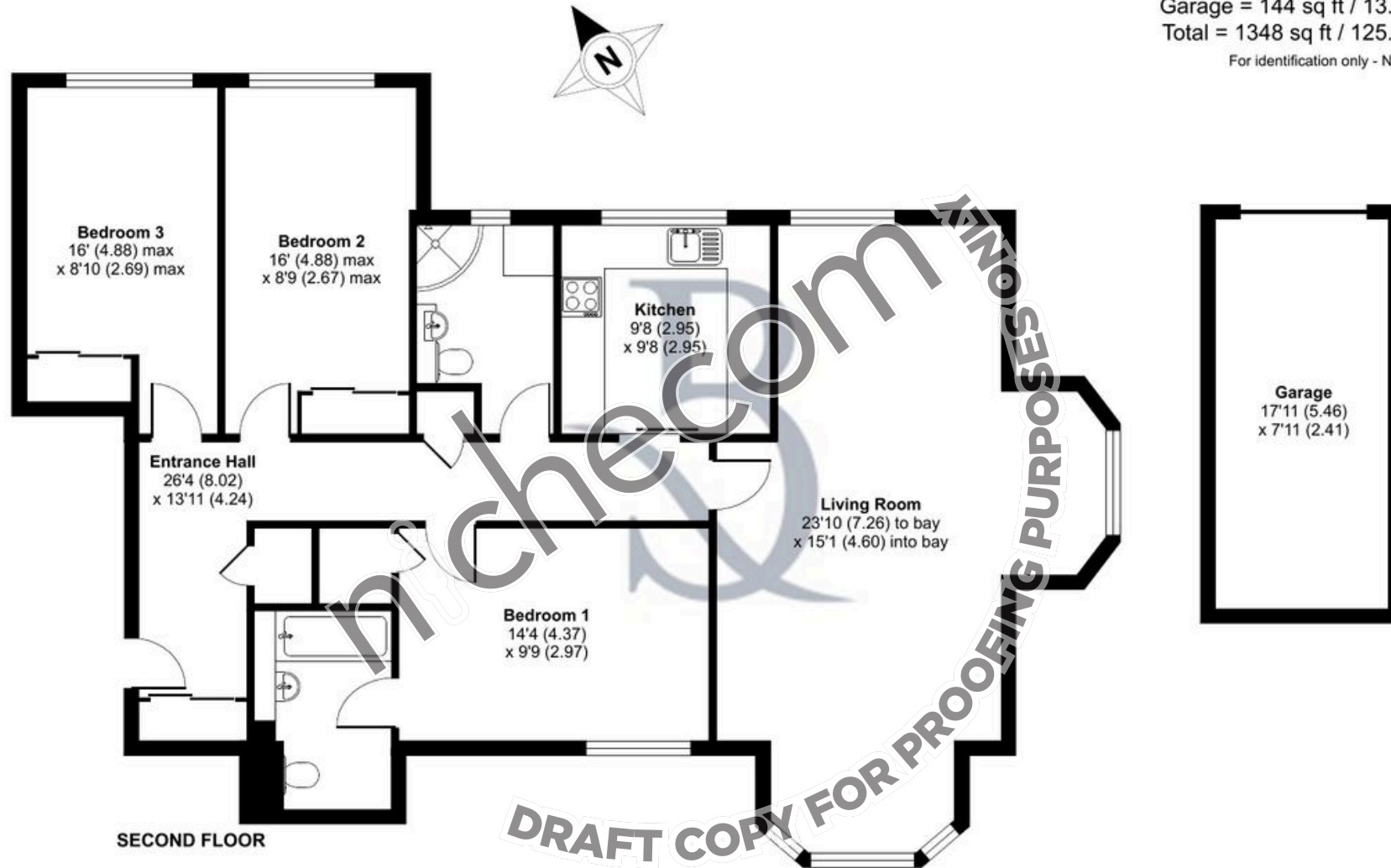
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Approximate Area = 1204 sq ft / 111.9 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © niche.com 2022. Produced for Bartrams Property Consultants. REF: 910692



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