



11 Wilton Grove Amersham Road, Beaconsfield - HP9 2EJ

Guide Price £450,000

 **TIM RUSS**
& Company



11 Wilton Grove Amersham Road

Beaconsfield

- BRAND NEW FIRST FLOOR FLAT
- TWO BEDROOM BEAUTIFULLY FITTED BATHROOM
- SUPERB LIVING/KITCHEN WITH BAY WINDOW
- CONCRETE FLOORING WITH UNDERFLOOR HEATING
- WALKING DISTANCE TRAIN STATION
- 10 NHBC WARRANTY & PEPPERCORN GROUND RENT
- 999 YEAR LEASE FROM 1st JANUARY 2021
- NO ONWARD CHAIN

The town and shops are within walking distance which includes Waitrose, Sainsbury's, Marks & Spencer Simply Food plus a good selection of specialist shops, cafes, bars and restaurants. The mainline train station has services to London Marylebone (from 23 minutes). With one mile is Junction 2 of the M40 which gives access to London and the M25 network. Sporting facilities include rugby, cricket a number of golf clubs and squash and badminton clubs. 999-year lease/share of the freehold. Ground Rent: £10 per annum Service Charge: £1,250 (est) per annum



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Nestled within a sought-after locale, presenting a unique opportunity for the discerning buyer, is this brand-new, thoughtfully designed two-bedroom apartment. As you step into the first-floor flat, you are greeted by a contemporary aesthetic that seamlessly blends sophistication with modern convenience.

The attention to detail is evident throughout, from the beautifully fitted bathroom boasting high-quality fixtures to the superb living/kitchen area with a charming bay window, flooding the space with natural light. The use of concrete flooring coupled with underfloor heating not only enhances the visual appeal but also ensures a cosy ambience all year round.

In conclusion, this two-bedroom apartment epitomises contemporary urban living at its finest. With its sleek design, premium finishes, and convenient location, this property represents a rare find in the current market. Contact us today to arrange a viewing and experience the allure of this remarkable home firsthand.

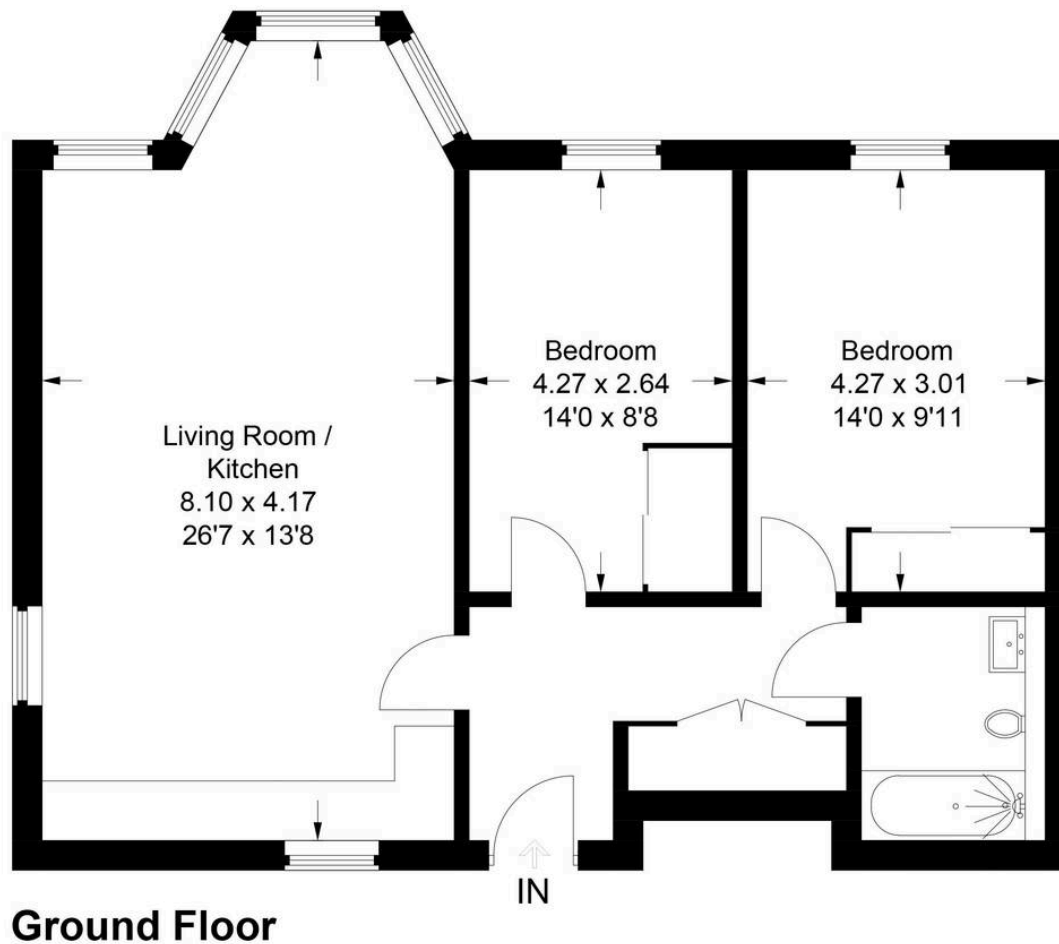
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Ground Floor

Wilton Grove

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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