



7 Wilton Hollow Amersham Road, Beaconsfield - HP9 2EJ

Guide Price £379,950

 **TIM RUSS**
& Company



7 Wilton Hollow Amersham Road

Beaconsfield

- SECOND FLOOR APARTMENT
- RECENTLY MODERNISED
- ATTRACTIVE BAY FRONTED SITTING ROOM
- COMMUNAL GARDENS
- WALKING DISTANCE TO TRAIN STATION
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- TWO BEDROOMS

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.



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A two bedroom second floor apartment recently modernised to a high specification, conveniently situated within 15 minutes' walk of Beaconsfield New Town and train station and is offered with no onward chain. Set in a block of nine apartments with three additional brand new apartments ready for occupation.

Wilton Hollow was built in about the 1940s by the builders who built all the individual houses in the service road which they sold off. These apartments were retained by the family as an investment. The apartments have been progressively improved and the new owners, who took occupation about eight months ago have undertaken further improvements and alterations to the communal areas. Whilst the properties carry an address of Amersham Road, they lie behind a tree screen off a service road which just serves these homes and apartments. The apartments sit in generous grounds with an area of communal garden lying to the rear and there is an access to a private gateway giving access to One Tree Meadow which is public open space. A path crosses the meadow and connects to roads that lead through to Beaconsfield station and the town centre.

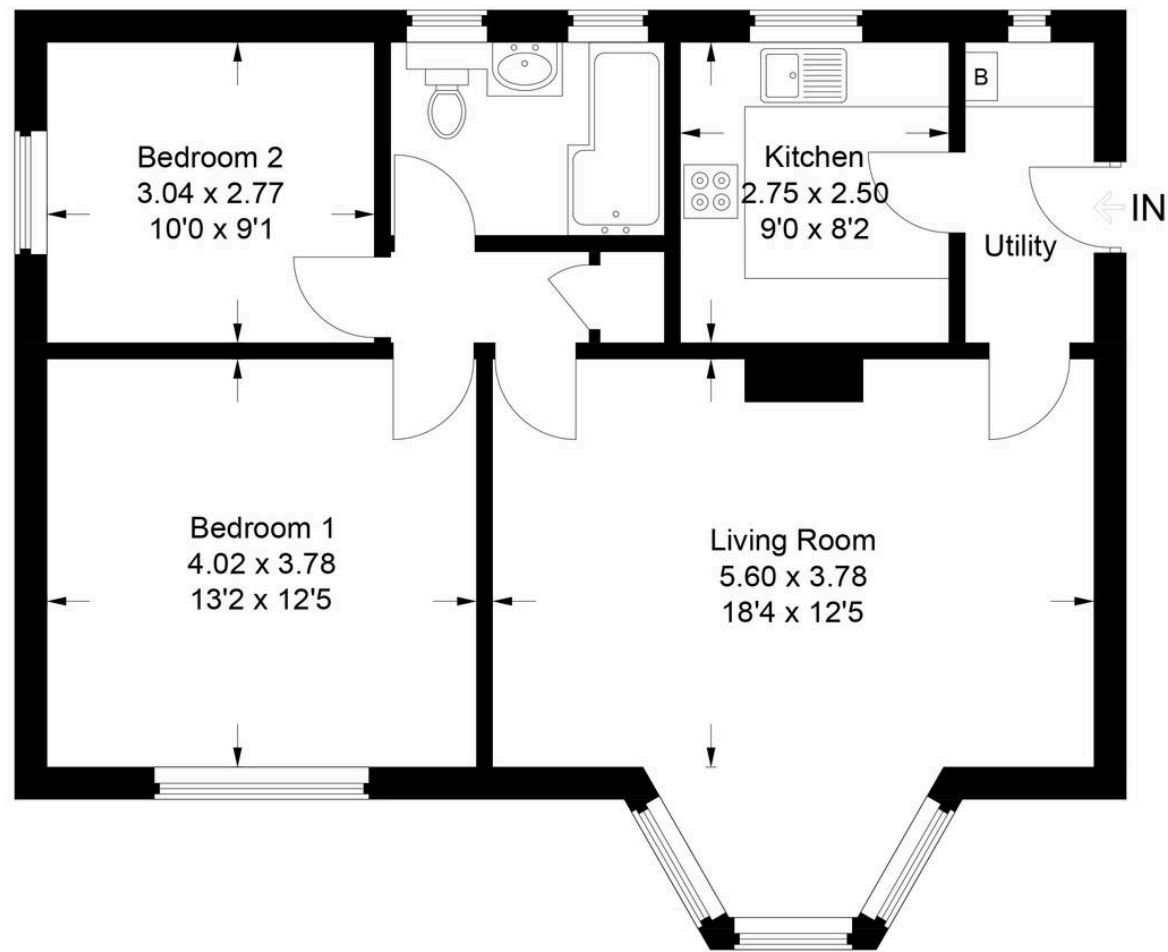
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Flat 7, Wilton Hollow

Approximate Gross Internal Area = 68.0 sq m / 735 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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