



Flat 2, 10 Ledborough Lane, Beaconsfield - HP9 2PZ  
£465,000





## Flat 2

10 Ledborough Lane, Beaconsfield

- Close To Station
- Short Stroll To New Town
- 2 Allocated Parking Spots
- Communal Gardens
- Lift Access

This beautifully appointed first floor apartment offers the perfect blend of style, practicality, and location. Just a short walk from local shops, cafes, and the train station. Nestled in a quiet, well-kept development, it's surrounded by stunning communal gardens and comes with the rare bonus of two parking spaces and lift access, making it ideal for both young professionals and those downsizing seeking a more relaxed pace of life. The smart communal entrance leads into a welcoming reception hall, complete with excellent storage perfect for keeping life clutter-free. The spacious sitting/dining room enjoys lovely views over the landscaped gardens and offers plenty of space to unwind or entertain. Double doors lead to a modern, well-fitted kitchen with sleek granite worktops and integrated appliances. Underfloor heating throughout adds a touch of luxury.



## Flat 2

10 Ledborough Lane, Beaconsfield

The principal bedroom is generous in size, featuring built-in wardrobes and a stylish en suite bathroom. A second double bedroom also benefits from fitted storage and is served by a contemporary family bathroom great for guests or flexible use as a study or hobby room. Outside, the property is approached over a paved parking area with pathway to the side leading to the communal front door, a wrought iron gate gives access to a secured covered private parking area, with a 2nd allocated parking space to the front. There is also a secure lockable storage unit, perfect for bikes, luggage, or seasonal equipment. The beautifully kept communal gardens are a standout feature which are of an unusually generous size with a large lush lawn, colourful, well stocked borders and mature trees, providing both beauty and privacy throughout the year. Towards the rear of the garden is a hidden patio area, giving a perfect spot for quiet relaxation. Whether you're taking your first step onto the property ladder or downsizing to something more manageable without compromising on quality, this thoughtfully designed apartment offers everything you need—comfort, convenience, and peace of mind.

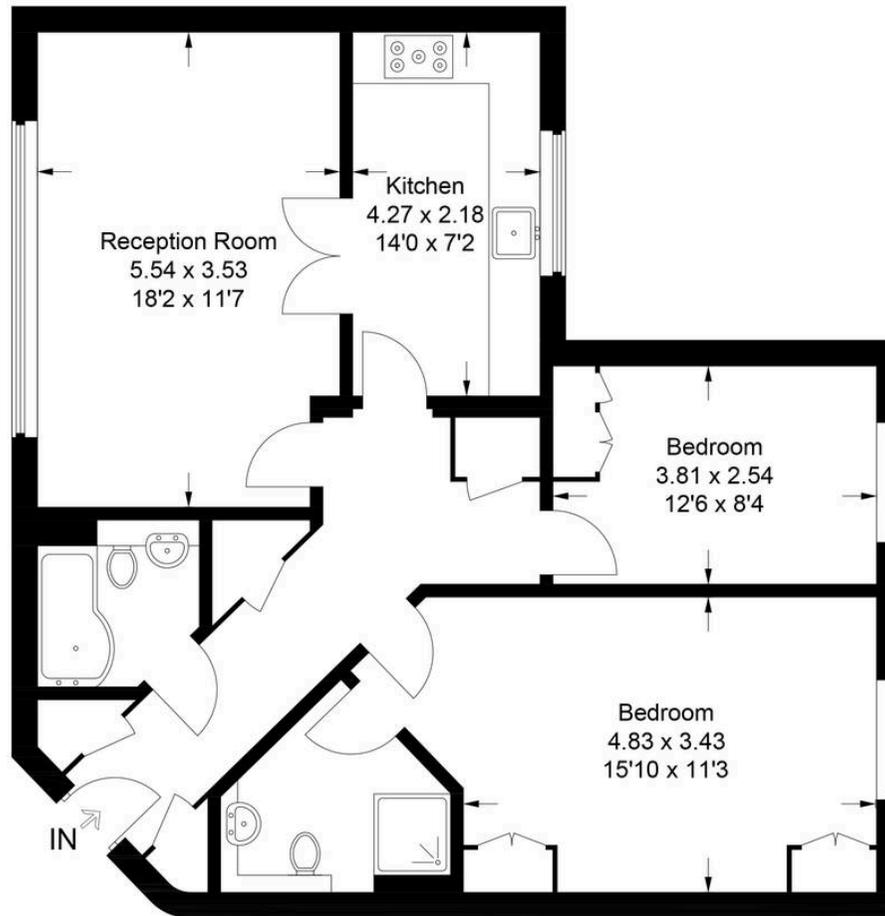
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## First Floor

### Flat 2, 10 Ledborough Lane

Approximate Gross Internal Area = 80.45 sq m / 866 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



## Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.