



Flat 6, Boyne House, 9 Grove Road - HP9 1UN

In Excess of £600,000

 **TIM RUSS**
& Company



Flat 6 Boyne House

Grove Road, Beaconsfield

- Prestigious Gated Development
- Set In Glorious Grounds
- Conveniently Situated In Favoured Location
- Ideal For Both The Old & New Town
- Two Bedrooms & Two Bathrooms First Floor Apartment
- Lounge/Dining Room With Balcony
- Garage Plus Allocated Parking Facilities
- No Onward Chain

Situated in one of the prime residential roads in Beaconsfield and just over half a mile to the station. Beaconsfield New Town, with its extensive shopping facilities is popular with families and commuters. The picturesque Old Town dates back to the 13th Century and local amenities include a wide variety of restaurants, supermarkets and independent retailers together with a weekly market every Tuesday and a monthly Saturday farmers market. Gerrards Cross also offers an excellent range of shops, restaurants and an Everyman cinema. Beaconsfield mainline station operates trains into London Marylebone and Birmingham, while the M40 and M25 enable access to central London, Heathrow and Gatwick airports.



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A wonderful, bright and airy first floor apartment set in a prestigious gated block of 7 apartments with glorious grounds built by Millgate Homes in 2001, ideally situated in this favoured residential road betwixt the Old and New Towns, convenient for the train station and an excellent range of amenities. The property is approached via a long driveway with access to the garage block, with the garage being the middle of the five garages situated on the right-hand side. The well maintained communal hallway features an elegant staircase leading to the first floor as well as the benefit of a lift. An entrance porch with coats cupboard lead to a spacious entrance hall with attractive Oak unit plus airing cupboard and access to all rooms, a light and airy living room with feature fireplace, access to a dining area and double doors to a south-west facing balcony. The beautifully fitted Oak kitchen comprises of a range of wall and base units with an extensive range of appliances, the main bedroom has a double fitted wardrobe with a superbly fitted en-suite shower room. The 2nd bedroom is currently fitted a high quality range of Oak units ideal for a study plus pull-out bed. The main bathroom is also fitted to a high standard and is approached from the hall way. The apartment enjoys glorious landscaped grounds of approximately an acre with a range of mature trees with a south - westerly aspect. Current lease is 125 from May 2002, so there are 101 years left. However, this will be replaced by a new 999 lease. £5,280.08 service charge
Council Tax band: F Tenure: Share of Freehold

EPC Energy Efficiency Rating: C





6 Boyne House

Approximate Gross Internal Area = 94.9 sq m / 1,021 sq ft

Garage / Cupboard = 14.9 sq m / 160 sq ft

Total = 109.8 sq m / 1,181 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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