Flat 12, The Hollies Maxwell Road, Beaconsfield - HP9 1RH

Guide Price £125,000

TIM RUSS & Company

Flat 12

The Hollies Maxwell Road, Beaconsfield

- ONE BEDROOM 2nd FLOOR APARTMENT
- SELECT RETIREMENT DEVELOPMENT
- A SOUTHWESTERLY ASPECT
- WARDEN ASSISTED
- IDEAL CENTRAL BEACONSFIELD
- BEAUTIFUL LANDSCAPED GARDENS
- NO ONWARD CHAIN

Situated in the heart of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. There is also a library and a main line train station with services to London Marylebone (from 23 minutes approximately). The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. A light and airy one bedroom 2nd floor apartment occupying an enviable position with its southwesterly aspect in this select development for the over 60's. Ideally located in central Beaconsfield, just opposite Sainsbury's and within a short walk to the shops and station.

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The communal entrance hall gives access to this second floor apartment via a lift or stairs. As you enter the apartment the spacious hall has an entry phone system and panic alarm plus storage cupboard. There is a spacious, double aspect living room, main bedroom featuring an attractive bay window, fitted kitchen and bathroom.

To the front of the property there is a gated in/out driveway with parking. A drive leads to the rear where there is additional unallocated parking.

The wonderful communal gardens are a real feature of this development, neatly landscaped with areas of lawn and shrub borders with seating areas, a delightful water feature and a well-positioned summerhouse for the use of residents. In addition, there is a guest suite with en-suite shower (bedding and towels are provided for guests) which can be booked via the Manager at a nominal charge.

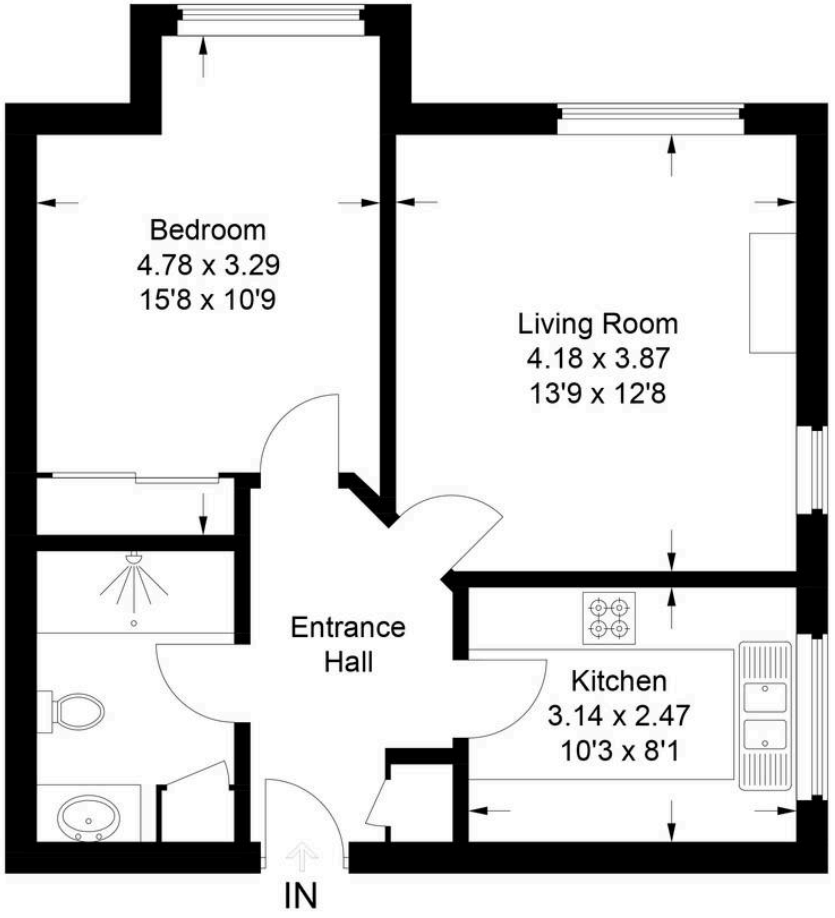
The Hollies benefits from being maintained by Peasbody Housing Group and there is a manager whose office is located on-site.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Second Floor

12 The Hollies

Approximate Gross Internal Area
Second Floor = 51.8 sq m / 558 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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