

The **Frost** Partnership

Beaconsfield Sales: T: 01494 681234 E: beaconsfield@frostweb.co.uk

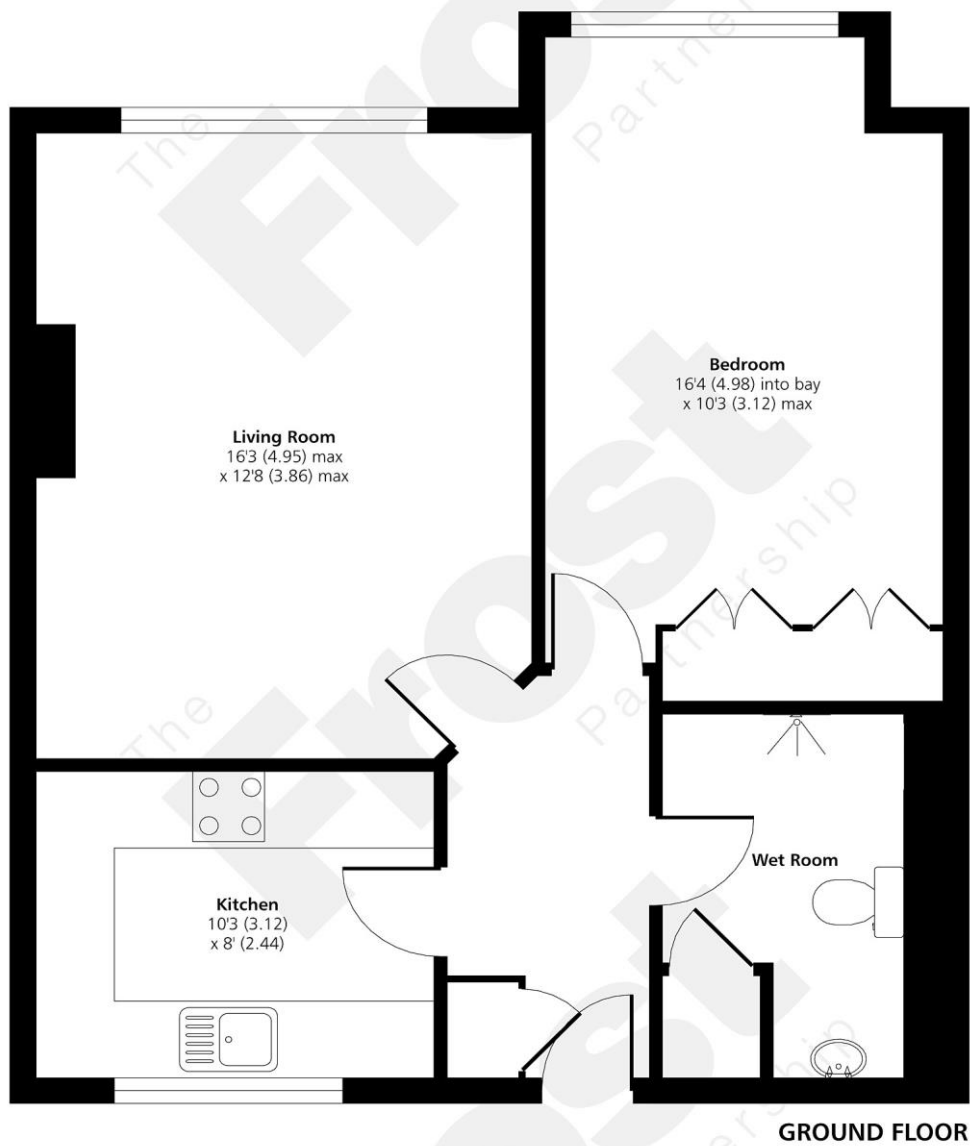
5 The Hollies, Maxwell Road, Beaconsfield, Buckinghamshire, HP9 1RH

Offers in The Region Of: £265,000 (Leasehold)



- Central location in New Town
- One bedroom ground floor apartment
- Retirement development with warden

- Garden for residents with conservatory
- Single garage and parking
- Level walk to all amenities



5 The Hollies, Maxwell Road, Beaconsfield
GROSS INTERNAL FLOOR AREA 578 SQFT 53.7 SQMETRES

A well presented ground floor apartment set in this popular retirement development for the over 55s with on-site warden. The apartment offers a wet room, generous sized kitchen and single garage and a delightful communal garden with conservatory.

PROPERTY AND LOCATION

The apartment is located on the ground floor of this development of retirement apartments, for those aged 55 and over, and ideally located in the town centre. There is the benefit of warden care (not 24 hours) and emergency pull cords at the development and within the complex there is plenty of parking and well maintained gardens for the residents to enjoy.

Beaconsfield New Town offers an excellent range of shops for day to day needs, including Waitrose, Marks and Spencer Food Hall and Sainsbury's supermarkets, a library, and the British Rail mainline station serving London Marylebone in about 30 minutes. Beaconsfield Old Town has a generous choice of restaurants and pubs, a busy market on Tuesday, monthly farmers' market and numerous retail outlets. Junction 2 of the M40 is a short drive away giving access to the M25, London, Oxford and Birmingham.

ACCOMMODATION

Communal entrance hall, entrance hall, sitting room, kitchen, bedroom, wet room, modern electric radiators. Garage, landscaped communal gardens with conservatory. On site warden (not 24 hours) and the benefit of emergency pull-cords to the wet room and reception hall.

ENTRANCE HALL

Cupboard with alarm box and electricity consumer unit, modern electric radiator.

SITTING ROOM

Window overlooking front aspect, fireplace fitted with flame effect electric fire with wooden surround, wall lights, modern electric radiator, BT point, aerial point.

KITCHEN

With window overlooking communal gardens, comprehensively fitted with a range of base and wall units, space and plumbing for washing machine, space for fridge/freezer, integrated single oven, electric hob, stainless steel one and a half bowl sink.

BEDROOM

Overlooking front aspect, fitted with range of wardrobe cupboards, BT point, aerial point, modern electric radiator.

WET ROOM

Fitted with shower area with electric shower unit, low level WC, adjustable height wash hand basin, part tiled walls, electric towel radiator, electric wall mounted heater, extractor fan, cupboard housing hot and cold water tanks.

GARDEN

To the front of the development there is parking for visitors set behind wrought iron gates. An archway leads through to the communal gardens and to the apartments. The gardens are beautifully landscaped with areas of lawn and attractive border planting. There is a conservatory set to one side which overlooks the gardens and is for the residents use.

GARAGE

Single garage with up and over door located at the rear of the development.

ADDITIONAL INFORMATION

There is an on site warden (not 24 hours) and a guest suite is available at a nominal cost.

LEASE 125 years from 1988. 90 years remaining

SERVICE CHARGE £3,240.00 per annum. Review Nov 2023.

GROUND RENT - Peppercorn

AGENT'S NOTE

Energy Efficiency Rating D. Please contact us for a full copy of the Energy Performance Certificate (EPC).

Directions

From our offices in the New Town, turn right towards the Old Town taking the left turn into Maxwell Road and The Hollies can be found a little way along on the left hand side.

AGENT'S NOTE

Mortgage Advice Bureau (MAB) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Solicitors

We are pleased to confirm that we offer you and all our clients the opportunity to consult with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.