

# The **Frost** Partnership

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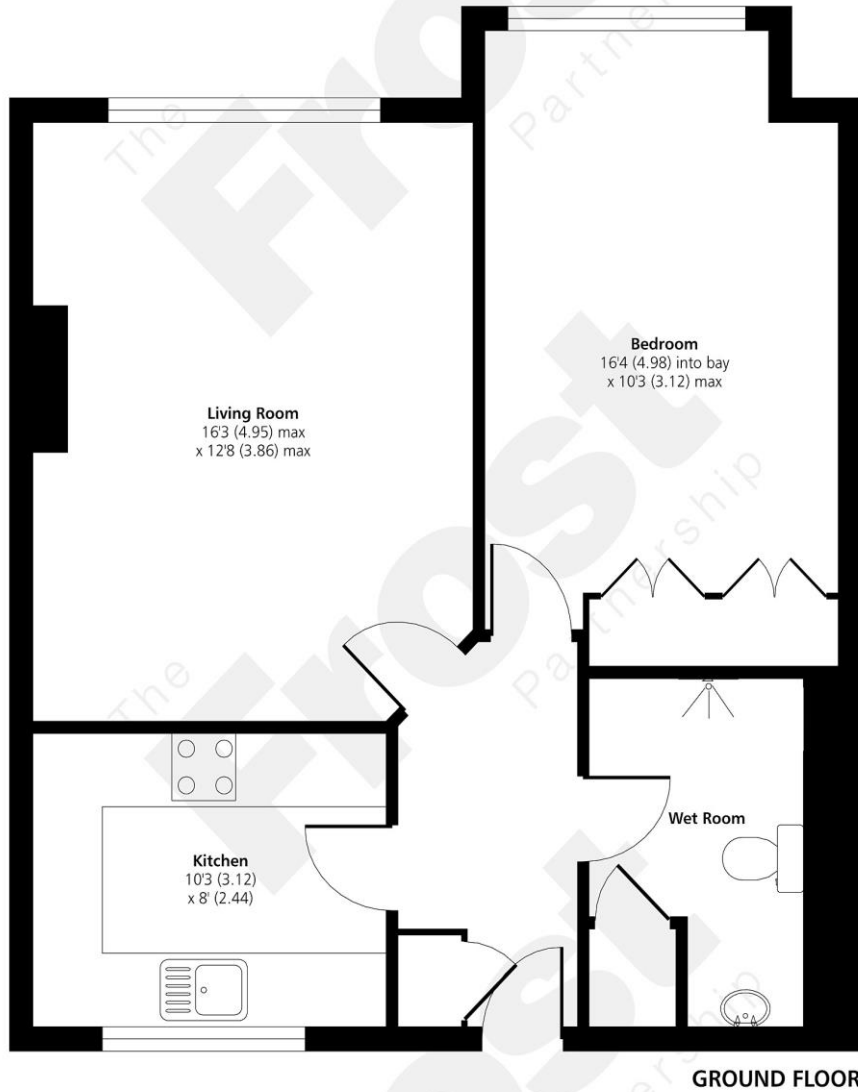
**5 The Hollies, Maxwell Road, Beaconsfield, Buckinghamshire, HP9 1RH**

**Offers Considered: £265,000 (Leasehold)**



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

- Communal gardens
- Single garage
- 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. The apartment offers a wet room, generous sized kitchen and single garage. The development enjoys delightful communal grounds and on site warden.**

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 wet room and hall.

## **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.

## **COMMUNAL ENTRANCE 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.

## **OTHER 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.

ESTIMATED SERVICE CHARGE £290 per month.

## **AGENT'S NOTE**

Energy Efficiency Rating is D

Council Tax Band is E

**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.

**Home Legal Services (HLS)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. 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.