

The **Frost** Partnership

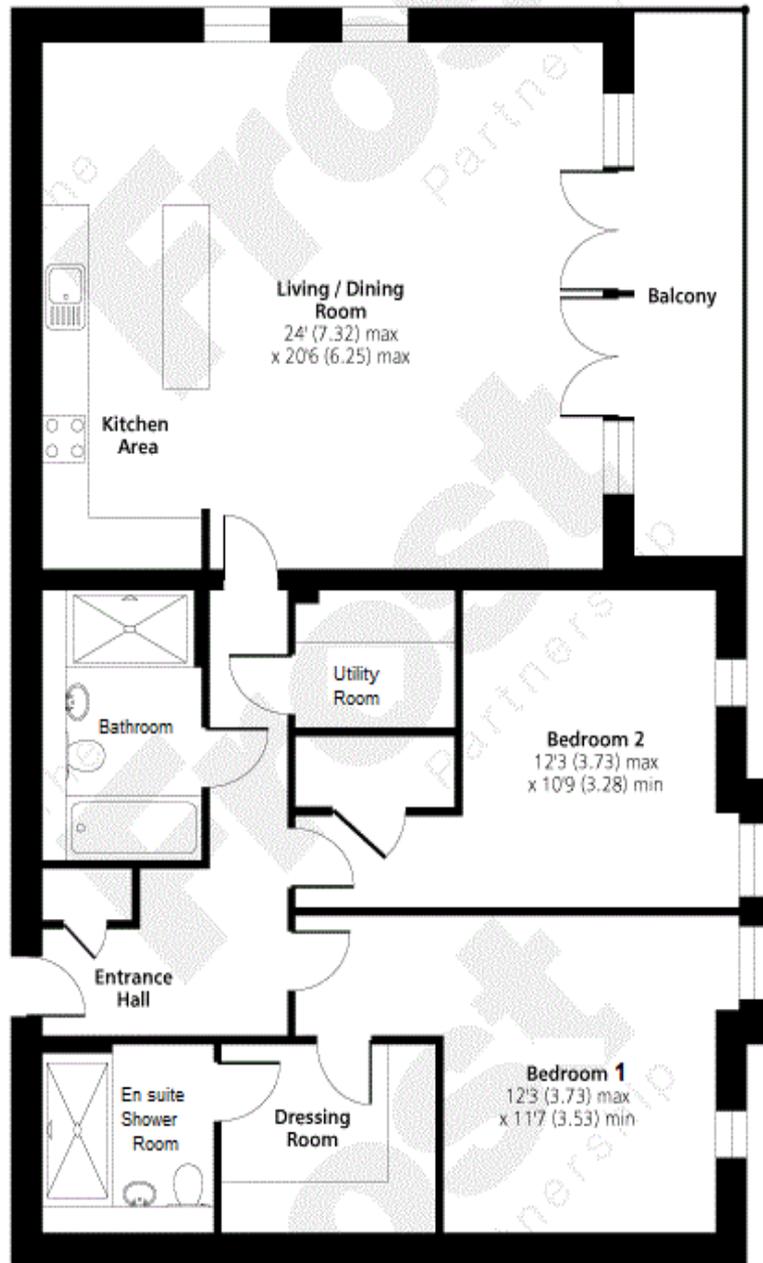
Beaconsfield Sales: T: 01494 681234 E: beaconsfield@frostweb.co.uk

10 The Groves, 46 Station Road, Beaconsfield, Buckinghamshire, HP9 1AB

Asking Price: £700,000 (Leasehold)



- Two double bedrooms
- Two shower/bathrooms
- Stunning open plan living accommodation
- Large balcony
- Two underground parking spaces with cupboard
- Underfloor heating



FIRST FLOOR

GROSS INTERNAL FLOOR AREA
1240 SQ FT 115.2 SQ METRES

10, The Groves, Station Road, Beaconsfield, HP9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A stunning first floor apartment offering bright and spacious accommodation situated in this sought after gated development. The property enjoys an en suite dressing room, large balcony, underfloor heating and two underground parking spaces with large lockable storage cupboard. The property was built by Berkeley Homes in 2013 and is within a short level walk of the town centre.

Communal staircase and lift rising to first floor. Door to:

Entrance Hall

Built in double cloaks cupboard with hot water cylinder, spot lights.

Living/Dining Room/Kitchen

Stunning living/dining room/kitchen with range of fitted cupboards, bookshelves and cabinets, spot lights, double aspect with sealed unit double glazed windows and two sets of doors opening to large, wide **Covered Balcony** with railing and light. **Kitchen/Breakfast Area** comprising one and a half bowl stainless steel inset sink unit with cupboard below, Silestone work surfaces with cupboards and drawers below, fitted wall units, built in stainless steel Siemens double oven, four ring induction hob with extractor fan above, integrated refrigerator and freezer and dishwasher, island unit with Silestone work surface with cupboards below and breakfast bar, tiled flooring, spot lights.

Utility Room

Work surface with space for washing machine and tumble dryer, built in shelved cupboard, fitted wall unit housing boiler, tiled flooring, spot lights.

Bedroom One

Sealed unit double glazed windows

En Suite Dressing Room

Large walk in dressing room with a wide range of fitted wardrobes, cupboards and shelving.

En Suite Shower Room

White suite comprising large walk in shower cubicle with rainwater style shower and hand held shower attachment, wash hand basin, low level WC with concealed cistern, fitted mirrored cabinets and shelf, tiling to walls and floor, spot lights, large chrome ladder style heated towel rail.

Bedroom Two

Sealed unit double glazed windows, built in double wardrobe.

Bathroom

White suite comprising large enclosed bath with hand held shower, wash hand basin, low WC with concealed cistern, large walk in separate shower cubicle with rainwater style shower and further hand held shower attachment, fitted mirrored medicine cabinet, fitted shelf, tiling to walls and floor, spot lights, large enamel ladder style heated towel rail.

Outside

Approached through a wrought iron gate with pathway leading to the main front door. The front gardens are well maintained and the development enjoys privacy from the road by established planting to the front boundary. The rear gardens are enjoyed by all residents, and are well maintained with areas of lawn, interspersed with mature shrubs and trees.

Parking

The property benefits from two secure underground parking spaces (9 and 10), **large lockable storage cupboard** with light and power.

Agent's Note

The Energy Efficiency Rating is B. Please contact The Frost Partnership for a full copy of the Energy Performance Certificate (EPC).

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.