



5 Park Grove, Knotty Green - HP9 2EN  
£280,000

**TIM RUSS**  
& Company





## 5 Park Grove

Knotty Green, Beaconsfield

- Underground Parking
- First Floor Apartment
- Lovely Communal Gardens
- Open Plan Living/Kitchen Space
- Fitted Wardrobes
- Gated Development

Beaconsfield New Town is located around 1 mile away, with a mainline train station providing a 30 minute train service to London Marylebone. The New Town area is also home to a fine selection of shops including Waitrose, Sainsbury's and M&S amongst many others, aswell a large number of popular coffee shops and restaurants. Beaconsfield Old Town completes the area, with a further selection of amenities including a bi-weekly farmers' market and an annual Chartered Fair.





## 5 Park Grove

Knotty Green, Beaconsfield

A well designed first floor one bedroom apartment in a prestigious gated development on the edges of Knotty Green. Available with no chain and benefitting from underground allocated parking.

A well designed first floor one bedroom apartment in a prestigious gated development on the edges of Knotty Green. The apartment has an open plan living/dining room/kitchen with leafy views from the windows. It has a spacious double bedroom with fitted wardrobe and then a main bathroom with shower over the bath in addition there is a storage cupboard. Allocated underground parking for 1 car.

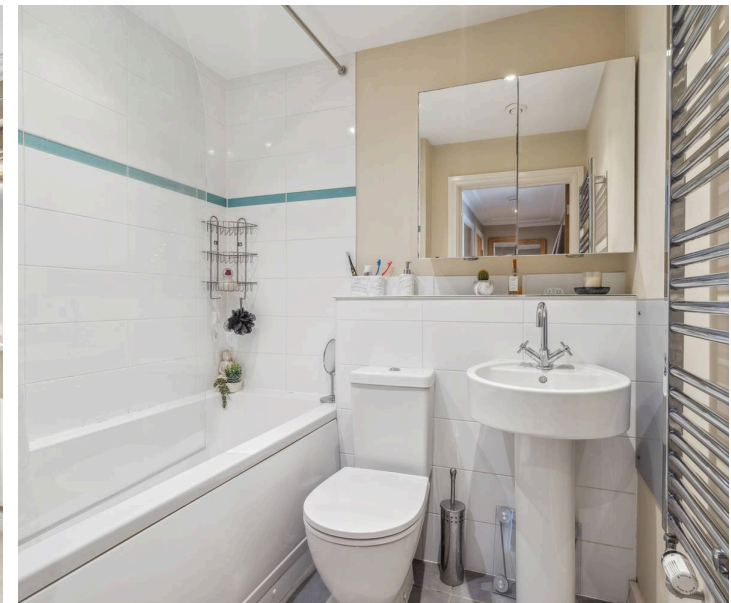
Original term of 999 granted in January 2008. The ground rent and building insurance was £928.05 which was paid in December 2023. Maintenance charge for this 2024 will be £1707.85, payable in January and June 2024.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





GROSS INTERNAL  
FLOOR AREA 49 SQ M / 530 SQ FT

PARK GROVE, KNOTTY GREEN, HP9 2EN  
APPROX. GROSS INTERNAL FLOOR AREA 49 SQ M / 530 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# Tim Russ and Company

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