



Apt 9, Emineo Station Road, Beaconsfield - HP9 1AU
£399,950



Apartment 9

Emineo Station Road, Beaconsfield

- Two Bedroom Ground Floor Apartment
- Central Beaconsfield Location
- Walking Distance To Train Station
- Secure Gated Underground Parking
- Long Lease
- Security Entry Phone System
- Delightful Communal Gardens
- Ideal First Time Buy Or Buy To Let Investment

The apartment is set in a very popular and central location in the New Town of Beaconsfield off Station Road with an easy level walk of shops and Beaconsfield Station.

The apartment enjoys a south and west aspect to the rear to get the afternoon sun. There are a good range of shops including a Marks & Spencer Simply Food, Waitrose and Sainsburys in the New Town plus a number of specialist shops, restaurants and cafes. Just over a mile away is the Old Town of Beaconsfield which has further shopping and numerous restaurants and pubs.

Beaconsfield train station supplies a fast train service to Marylebone, journey time is about 24 minutes. The M40 is about one and half miles away, connecting to the M25 providing access to London and Oxford and the Home Counties. An ideal strategic location.



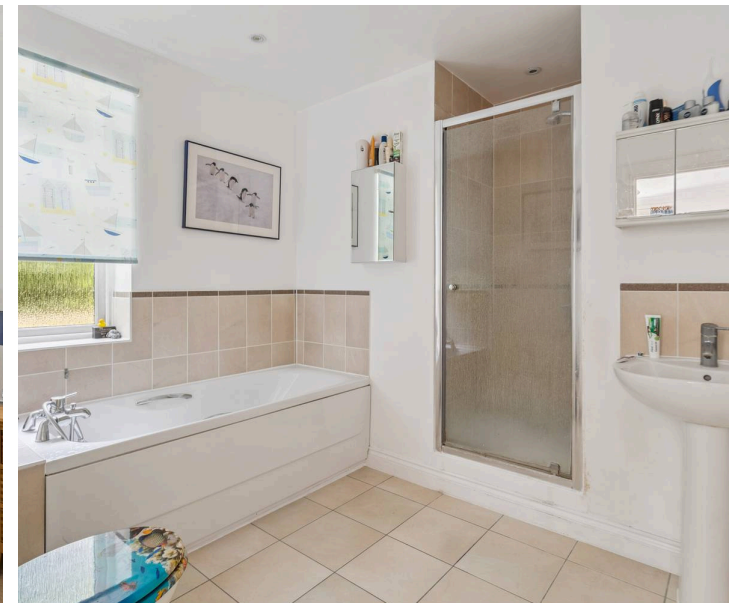
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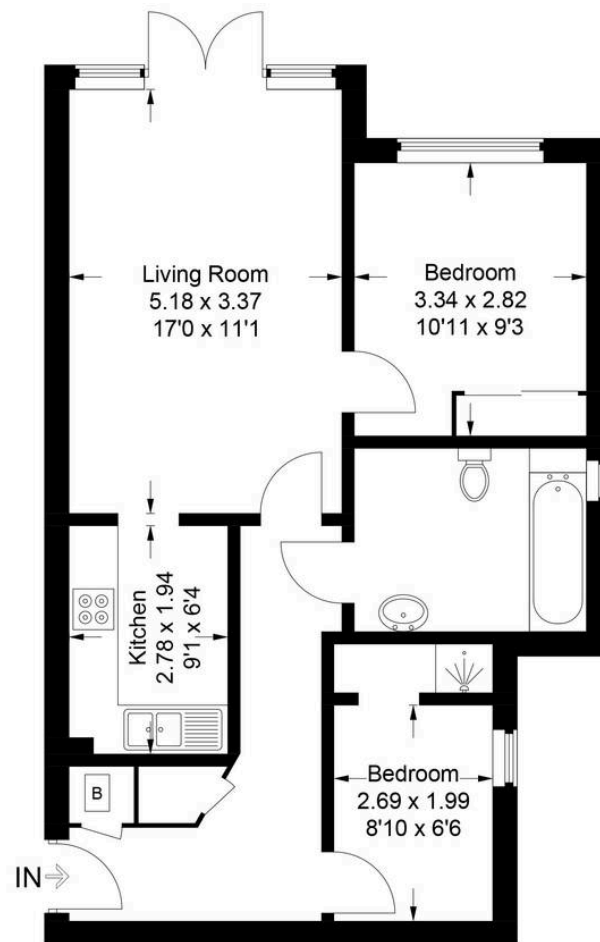
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A ground floor two bedroom apartment set in this highly regarded development just a short walk from Beaconsfield town centre and train station built by Nicholas King in 2005 featuring a long term lease. The property enjoys access to a terrace and the delightful south west facing communal gardens. In brief the accommodation comprises communal entrance hall, entrance hall, living room with patio doors to terrace area, well equipped kitchen, two bedrooms and bathroom. Approached by a separate drive, there is a secure gate which gives access to an underground parking space which this apartment has one space. There are a number of visitor spaces to the front.

Council Tax band: TBD

Tenure: Leasehold





9 Emineo, Station Road

Approximate Gross Internal Area = 58.3 sq m / 627 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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