



6 Glenock Place Penn Road, Knotty Green - HP9 2TS
£995,000

 **TIM RUSS**
& Company



6 Glenock Place Penn Road

Knotty Green, Beaconsfield

- A Beautifully Presented Penthouse Apartment
- Balcony With Stunning Countryside Views
- Two Bedrooms Both With Luxury En Suites
- Open Plan Living Room With Well Equipped Kitchen
- Two Underground Parking Spacious
- Well Maintained Communal Gardens
- Large Private Store Room
- No Onward Chain

Glenock Place is situated on Penn Road, one of the most prestigious roads in Beaconsfield and lies approximately just over a mile from Beaconsfield New Town, which offers a wide variety of shops, coffee houses, and restaurants. Beaconsfield Old Town provides additional amenities, including a selection of popular venues, pubs, and bars. For commuters, a nearby fast-track train service offers convenient access to London Marylebone in under 30 minutes. The M40 motorway is within two miles, connecting to the M25 and M4, with Heathrow Airport located nearby. The area is also known for its outstanding educational opportunities, including highly regarded grammar schools and a range of excellent state and private schools.



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A truly stunning second floor penthouse apartment built by local builders 'Shanley Homes' in 2016 to an exceptionally high standard with recent improvements to provide a lovely 'turn key' apartment.

Set in this select gated development, this generous size property (c 1625 Sq ft) features two balconies with the rear balcony benefitting from glorious open countryside views. In brief the property comprises a spacious entrance hall with cloakroom and utility room, the recently re-decorated sitting room leads to the large rear balcony and is open plan to a beautifully and extensively fitted kitchen. The two bedrooms both with superb en-suites with a second balcony to the main bedroom.

Outside the communal gardens are well maintained, there are two basement parking spaces with adjacent store room, gated entrance with guest parking.

The property is on a remainder of 125 years started on the 1st January 2016

There is an annual Service Charge of £7,551 and Ground Rent of £1,000

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Approximate Gross Internal Area = 151 sq m / 1625 sq ft
(Including Store)

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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