



Flat 21, The Hollies Maxwell Road, Beaconsfield - HP9 1RH

In Excess of £150,000

TIM RUSS
& Company



Flat 21

The Hollies Maxwell Road, Beaconsfield

- Over 60s Development
- First Floor
- Stair Lift
- Town Centre Location
- Communal Gardens

The Hollies is situated in the heart of Beaconsfield New Town giving easy access to the comprehensive shopping facilities which include Sainsburys (directly opposite), Waitrose and Marks & Spencer. There is also a good selection of restaurants and cafes within close proximity. Beaconsfield Main Line Station offers a regular rail service to London Marylebone and the M40 Junction 2 is close by. A light and airy one bedroom first floor apartment occupying an enviable position with a communal stair lift to the first floor, in this select development for the over 60's. Ideally located in central Beaconsfield, just opposite Sainsbury's and within a short walk to the shops and station.



Flat 21

The Hollies Maxwell Road, Beaconsfield

The communal entrance hall gives access to this stair lift or stairs up to the first floor. As you enter the apartment the spacious hall has an entry phone system and panic alarm plus storage cupboard. There is a spacious living room, main bedroom, fitted kitchen and bathroom.

Outside

To the front of the property there is a gated in/out driveway with parking. A drive leads to the rear where there is additional unallocated parking.

The wonderful communal gardens are a real feature of this development, neatly landscaped with areas of lawn and shrub borders with seating areas, a delightful water feature and a well-positioned summerhouse for the use of residents. In addition, there is a guest suite with en-suite shower (bedding and towels are provided for guests) which can be booked via the Manager at a nominal charge.

The Hollies benefits from being maintained by Peabody Housing Group and there is a manager whose office is located on-site.

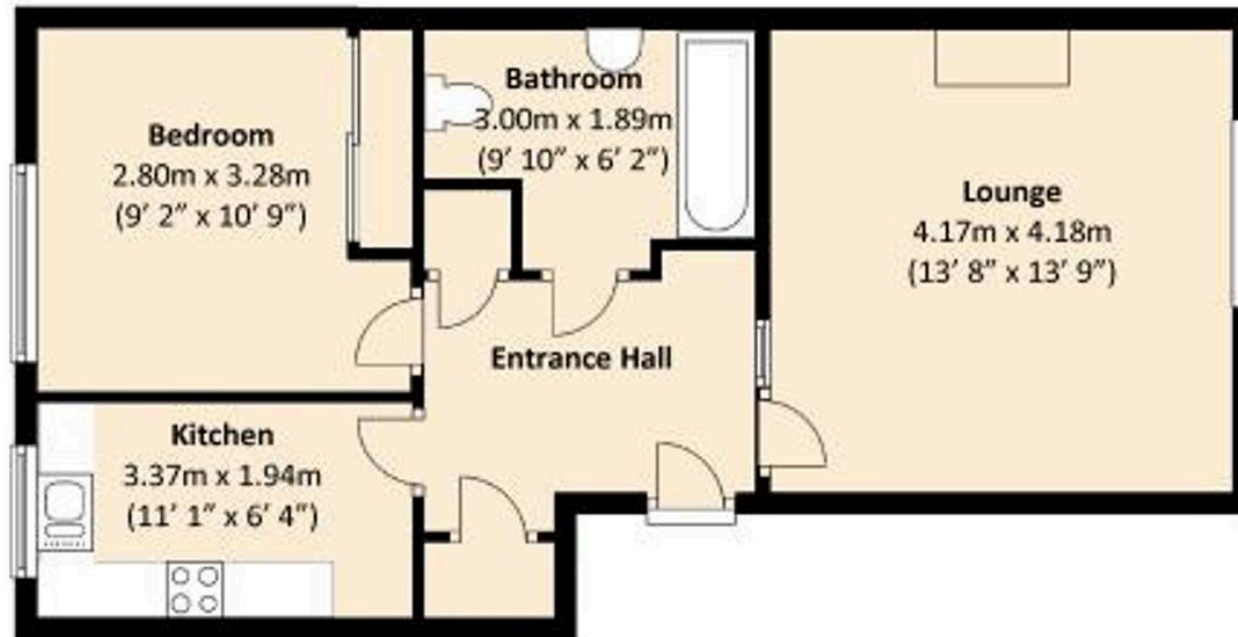
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Total area approx. 48.0 sq. metres (517 sq. feet)

Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.