



2 Elmers Court Post Office Lane, Beaconsfield - HP9 1QF

Guide Price £400,000

 **TIM RUSS**
& Company



2 Elmers Court Post Office Lane Beaconsfield

- Spacious Ground Floor Apartment
- Over 1000sqft of Beautifully Presented Accommodation
- Large Light & Airy Sitting Room
- Two Bedrooms & Two Bathrooms
- Convenient Town Centre Location
- Close To Train Station & Amenities
- 100+ Years Remaining On Lease
- Secure Underground Parking Facilities

The property is conveniently situated in the centre of Beaconsfield New Town only a short walk from an excellent range of restaurants and shops for everyday needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food.

There is also a library and a main line train service to London Marylebone (from 23 minutes). The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.



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Beaconsfield

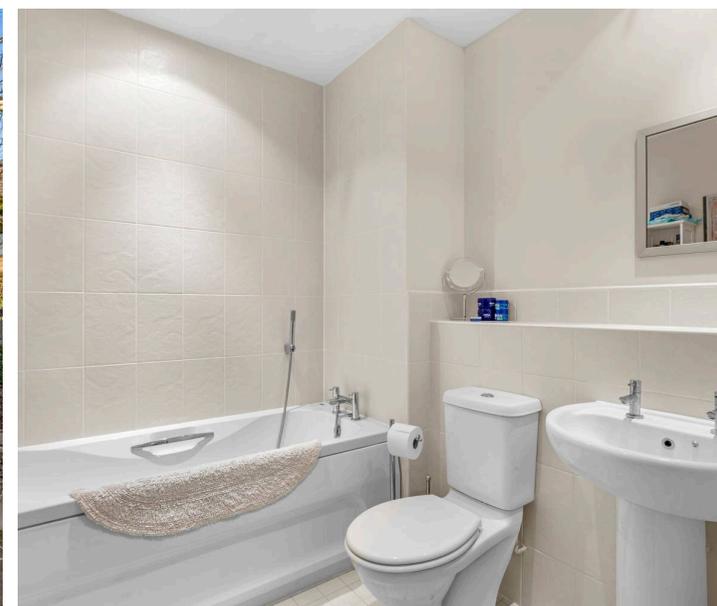
A surprisingly spacious and well presented ground floor apartment, conveniently situated within a few minutes stroll to all local amenities of Beaconsfield New Town and train station with direct links into London (Marylebone). The property benefits from well-maintained communal gardens and underground parking facilities. The property is approached via a communal entrance hall with secure entry system, as you enter the apartment via an impressive sizeable entrance hall, you get a great impression of space with two built in storage cupboards, the hall way leads to a bright and airy well proportioned sitting room, the kitchen comprises a range of wall and base units with integrated appliances. The main bedroom has built in wardrobes and a beautifully fitted en-suite shower room, the 2nd bedroom is also a double and accessed from the hall way, finally there is a superb large main bathroom. The property benefits from under ground parking facilities and well maintained communal gardens The lease is currently 102 years remaining but the sellers are extending the lease to 125 years which will lead to a peppercorn ground rent
The service charge for last year was £3,723.80

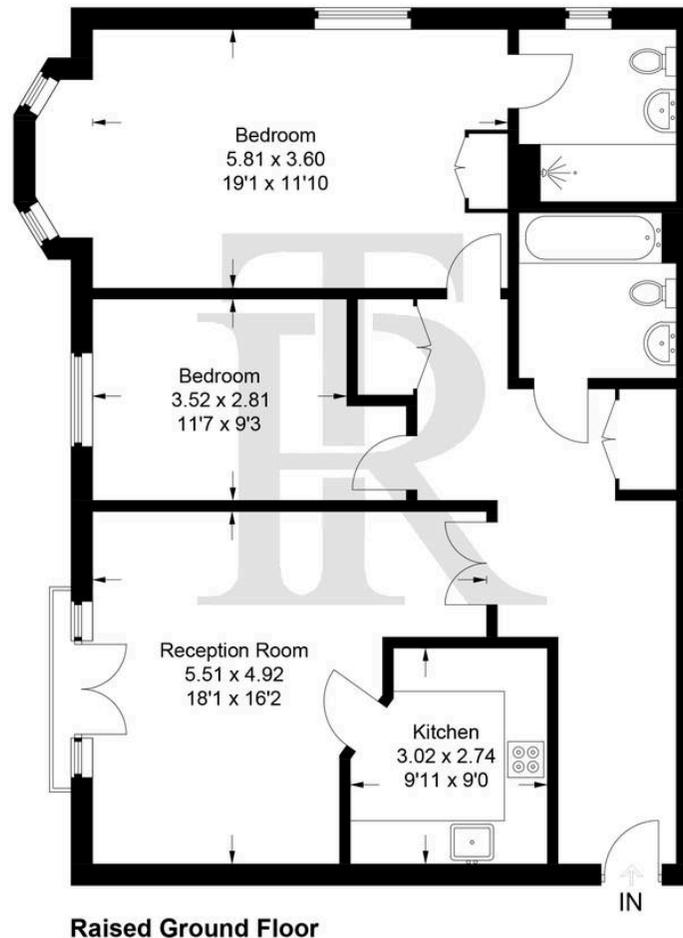
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Raised Ground Floor

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Approximate Gross Internal Area = 96.4 sq m / 1038 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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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 £65 (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.