



5 Aston House Penn Road, Knotty Green - HP9 2TS

In Excess of £585,000

 **TIM RUSS**
& Company

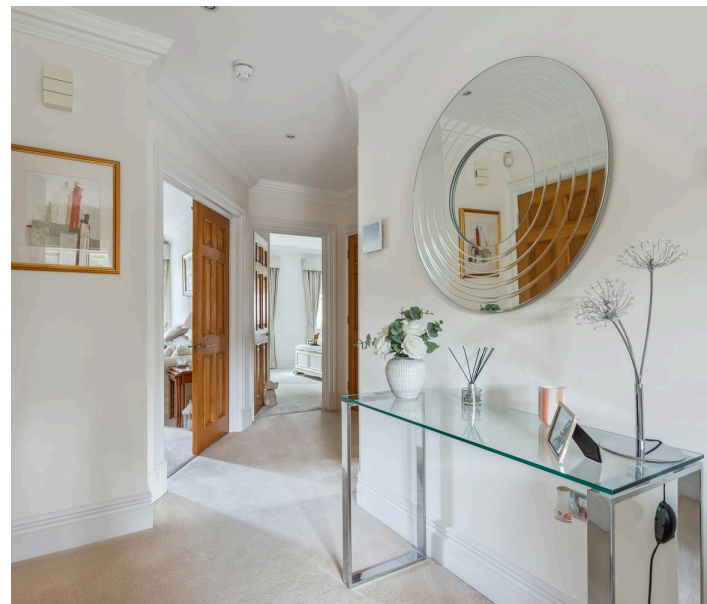


5 Aston House Penn Road

Knotty Green, Beaconsfield

- Luxury First Floor Apartment
- Spacious Sitting Room With Balcony
- Superb Kitchen With Dining Area
- Two Bedrooms Plus Two Bathrooms
- Situated Outskirts Of Beaconsfield
- Attractive Gated Development
- Garage Plus Parking Facilities
- Set In Delightful Communal Gardens

Knotty Green is a favoured area on the north side of Beaconsfield close to fields and countryside walks. Just over a mile away is the centre of Beaconsfield New Town which offers comprehensive shopping facilities including Waitrose, a Marks & Spencer Simply Food and Sainsburys. There is also a library and main line train service into London Marylebone. The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system.



5 Aston House Penn Road

Knotty Green, Beaconsfield

An attractive gated development built in 2005 set back from the road in a secluded position, set in delightful grounds, situated on the outskirts of Beaconsfield. This well-proportioned first floor apartment was built to a high specification, featuring delightful views over the glorious communal gardens. Communal entrance hall with lift and stairs to all floors, entrance hall, cloakroom, sitting room with balcony, superb kitchen with dining area, study area, main bedroom with en-suite bathroom, bedroom two with en-suite shower room, garage situated in a nearby block plus allocated parking facilities.

EPC Rating C Council Tax Band F

There is a remainder of a 125 year lease from April 2005

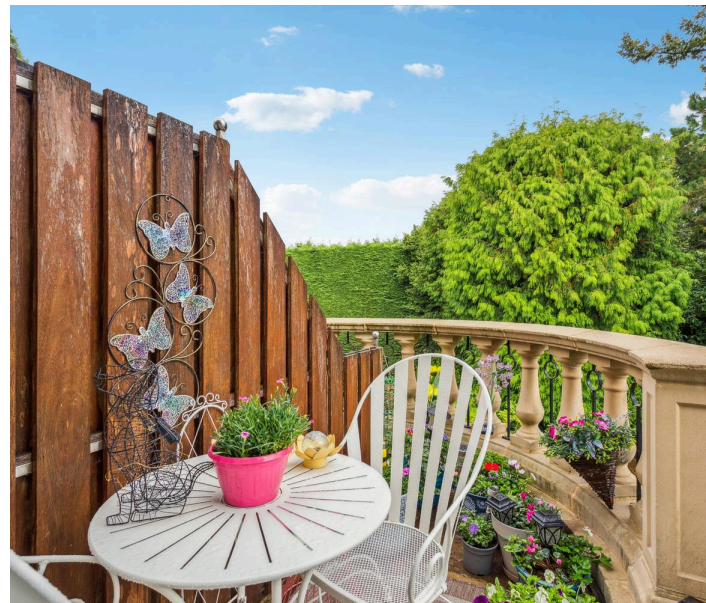
Services charge £4,000 per annum split in two half year payments

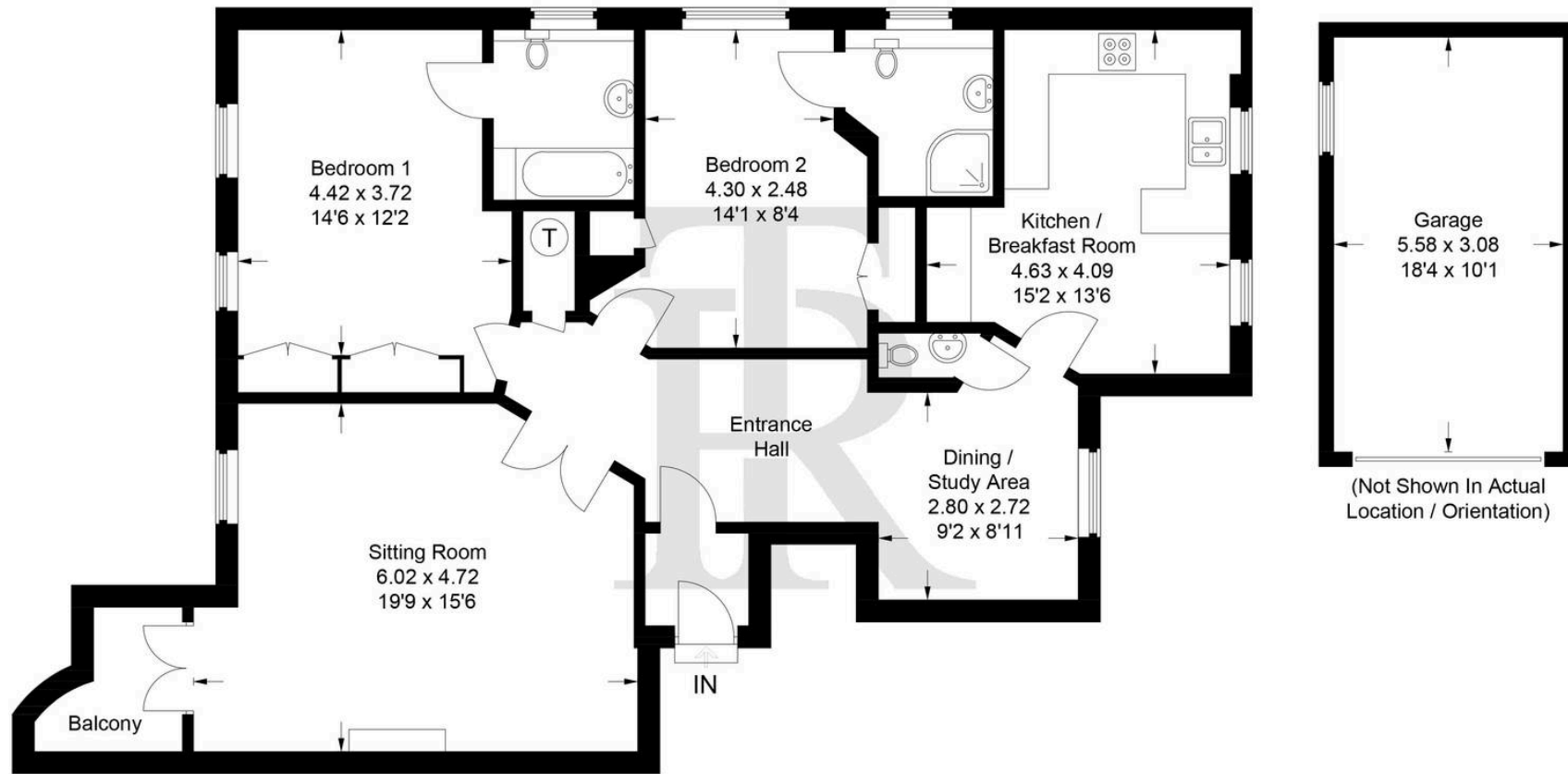
Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





Penn Road, Knotty Green

Approximate Gross Internal Area
 Ground Floor = 118.5 sq m / 1275.8 sq ft (Including Garage)

Floor Plan produced for Tim Russ & Company

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

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 £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.