



Flat 2, Craigleith, 41 Grove Road - HP9 1PT  
£700,000





## Flat 2

Craikleith, Beaconsfield

- Spacious Ground Floor Apartment
- Set To The Rear Of The Development
- Quiet Central Beaconsfield Location
- Three Bedrooms Two Bathrooms
- Splendid Double Aspect Living/Dining Room
- Delightful Communal Gardens
- Garage Plus Visitors Parking
- No Onward Chain

The property occupies a central location just off the high street, within yards of a comprehensive range of shopping facilities including Sainsburys, Marks and Spencer Simply Food, together with other major and independent retailers. The station is approximately 5 minutes away providing good rail travel to London (Marylebone approximately 25 minutes). The M40 motorway is two miles away at Junction 2 which provides good road links to the national motorway network and Heathrow Airport is approximately 17 miles away.



## Flat 2

Craigleith, Beaconsfield

Craigleith is an individual development of eleven apartments built in 1976 offering a quiet and central Beaconsfield location with the original lease extended to approximately 139 years.

This particular apartment is set to the rear of the development with views over the well maintained communal grounds, the accommodation that is both spacious and well thought out with the stand out feature being its superb double aspect living/dining room.

One approaches the apartment via the communal entrance hall which has a security entry phone system. There is a spacious hallway which first accesses the three good sized bedrooms which are served by an ensuite bathroom and large main bathroom. There is a kitchen with attractive Oak units, ample work tops and integrated appliances and at the far end, the magnificent living/dining room as the hub of the apartment.

The property lease has been extended with currently 139 Years remaining. The service charge is £252 per month. A peppercorn ground rent.

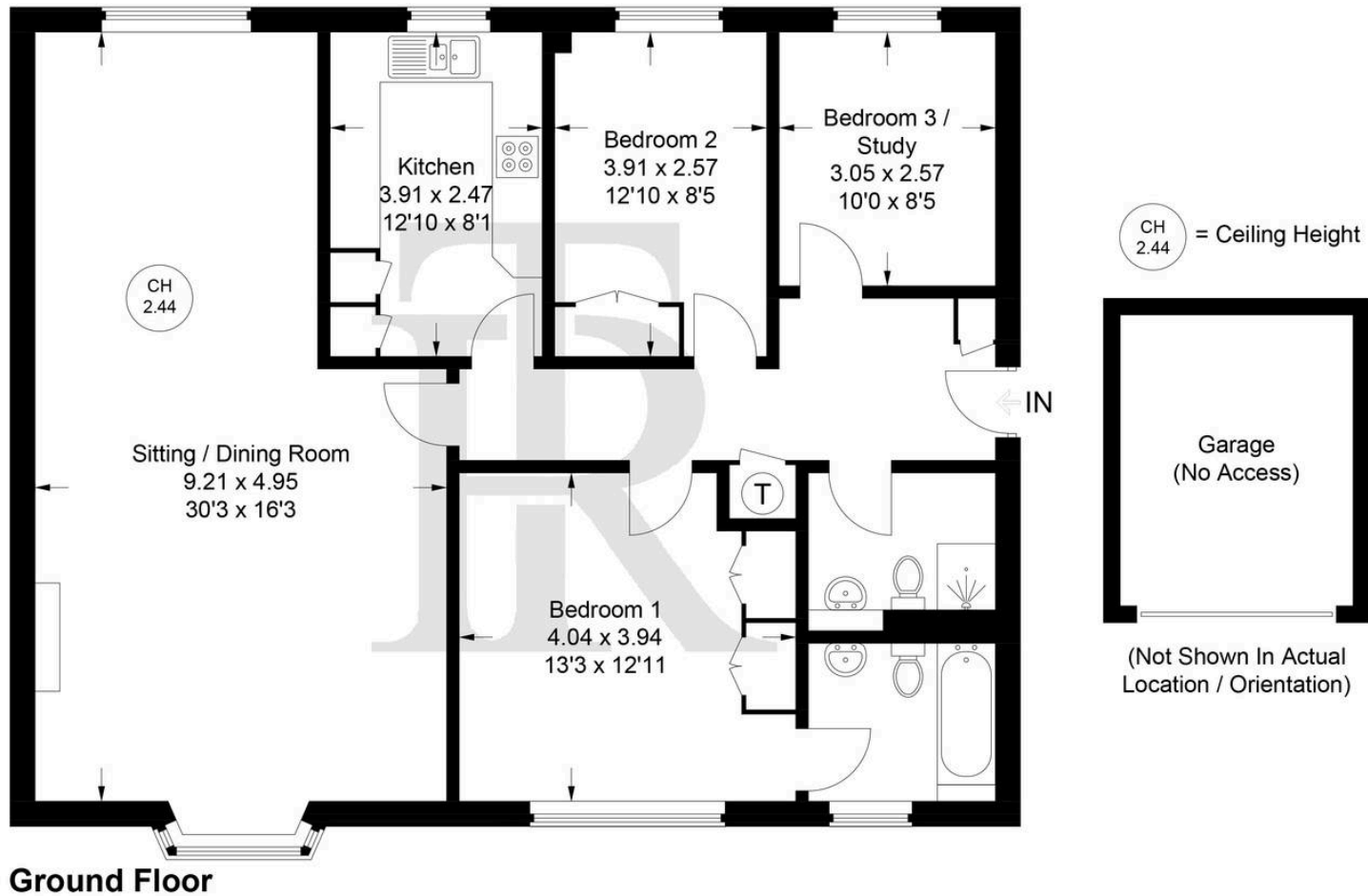
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft  
(Excluding Garage)

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