



9 Draycott House Penn Road, Draycott House - HP9 2LS  
£695,000





## 9 Draycott House Penn Road Beaconsfield

- First Floor Apartment Set In Favoured Gated Development
- Two Double Bedrooms & Two Bathrooms
- Living Room With Aspect Over Communal Grounds
- Luxury Fitted Kitchen/Breakfast Room
- Walking Distance To Shops And Station
- Additional Visitor Parking
- Two Secure Underground Parking Spaces
- No Onward Chain

The apartment is circa 0.5 miles from Beaconsfield train station and New Town which offers an excellent range of restaurants and cafes plus shops for day to day needs including Waitrose, Sainsburys and a Marks & Spencer Simply Food. In addition excellent public tennis courts and a library are within walking distance. Chiltern Railways operate a frequent service into London Marylebone (approximately 25 minutes) and J2 of the M40 is a short drive away giving access to London, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system.



# 9 Draycott House Penn Road

Draycott House, Beaconsfield

Draycott House itself is an exclusive gated development situated in a convenient location just over 0.5 of a mile from Beaconsfield New Town with its range of shops, restaurants and station with fast trains taking just 25 mins to London Marylebone. The apartment is light and bright with a private balcony overlooking the impressive communal gardens.

The apartment was designed for most comfortable living with a spacious reception hall giving access to all rooms, the living room has access to the private balcony, the kitchen has been fitted to a high standard with high quality appliances, the two double bedrooms are served by two superbly fitted bathrooms.

The apartment is approached through remote controlled electric gates into the development and visitor parking. The property has two secure allocated parking spaces in the gated underground parking area together with a lift and secure storage cupboard.

Lease 125 years from 1st January 2005 (101 years remaining)

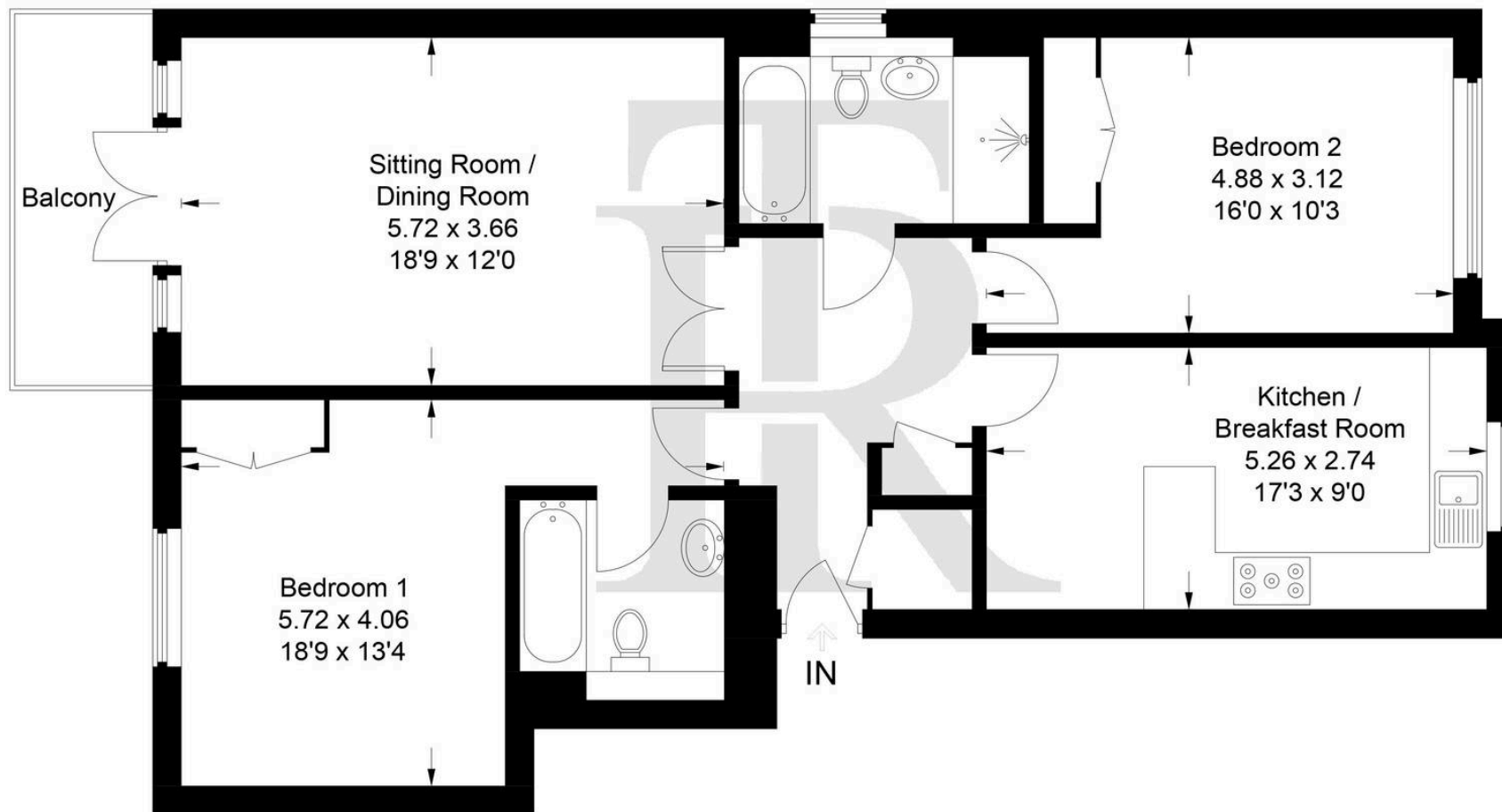
Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





## First Floor

Approximate Gross Internal Area  
90.2 sq m / 792 sq ft

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

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