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estate agent

Glenock Place

Beaconsfield | Buckinghamshire

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An outstanding three-bedroom apartment within the exclusive Glenock Place development built by Shanly Homes. This stunning, welcoming property was completed to the highest standards in 2016 with the utmost attention to details, from the open-plan contemporary kitchen to three exceptionally stylish bathrooms. There are attractive landscaped communal gardens with beautiful views to the countryside and fields beyond. The property has two allocated spaces in the underground car park and entrance gates with a video entry system. This light and spacious first floor apartment, one of only seven, is the perfect home for all ages, from those looking to downsize, to busy professionals wishing to live within easy reach of London, in a peaceful setting.

ACCOMMODATION

- Reception Hall
- Kitchen / Dining Room
- Utility Room
- Master Bedroom Suite with En-suite Bathroom
- Two Further Double Bedrooms one with En-Suite Shower Room
- Family Bathroom
- Large Roof Terrace with Countryside Views

SPECIFICATION

- Lift Access to All Floors
- Secure Entrance with Video Link and Electric Gates
- Underfloor Heating
- Security System
- Contemporary Kitchen and Utility with Miele Appliances
- Bespoke Wardrobe Storage
- Contemporary Bathrooms with White Suites.
- Underground Parking for Two Cars and Visitor Spaces
- Landscaped Communal Gardens

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Beaconsfield is a popular market town in South Buckinghamshire, adjoining the Chiltern Hills Area of Outstanding Natural Beauty and is divided into the New and Old town. The former offers an excellent range of well-known shops, supermarkets and cafes, while the nearby historic Old Town of Beaconsfield offers an alternative range of interesting independent shops, restaurants and pubs, in addition to a weekly market and a monthly farmers market.



There's a choice of excellent schools in both the State and Private sectors making it a popular choice for families. These include Beaconsfield High School for Girls, High March for girls, Davenies for boys and nearby Dr Challoner's High School for girls and Dr Challoner's Boys Grammar School.



For commuters the Chiltern Railways train station at Beaconsfield offers a regular service to London Marylebone in around 29 minutes.



Beaconsfield can be reached from Junction 2 of the M40 and is around 26 miles from London. The M4 and M25 are just a short distance away providing easy access to the wider motorway network, as well as Heathrow, Luton and Gatwick airports.

THE PROPERTY:

This stunning first floor apartment offers over 2000 sq. feet of thoughtfully designed living space. It is particularly light and spacious and could be the perfect home for individuals all ages, from those looking to downsize, to busy professionals wishing to live within easy reach of London, but in a rural setting.

The beautifully appointed communal hallway has an impressive carpeted staircase with chrome and glass banisters leading to the property. All floors are served by a lift.

The property has underfloor heating throughout, with carpets to all rooms excluding the kitchen and bathrooms which feature tiled floors. All internal doors have a walnut finish. There are HDTV and satellite points in the living rooms and bedrooms.







The front door leads to a spacious entrance hall featuring a large storage/cloak cupboard, an airing cupboard and control panels for the security alarm with video entry system.

The Drawing Room is accessed through a pair of part-glazed doors and offers an impressive space to relax and entertain. Bi-folding doors lead onto an exceptional wrap-around terrace which commands outstanding views to the countryside beyond.

The Kitchen/Dining Room has been fitted with a range of contemporary units in a wood and grey high gloss finish together with quartz worktops and a grey wood effect floor. The Miele appliances include an induction hob with ceiling extractor above the island unit, an eye level electric oven, warming drawer and combination microwave oven, dishwasher, fridge freezer and wine cooler. The stainless-steel Blanco sink is conveniently fitted with a drinking water tap providing boiling or cold filtered water. This room also provides access to the terrace via bi-fold doors.

The Utility Room is fitted to match the kitchen and features a Miele washing machine and tumble drier and Potterton Promax boiler. Velux window to the side of the property.



The front aspect Master Bedroom suite has a wide range of high gloss grey fitted wardrobes. Two triple glazed windows feature Roman blinds. The luxurious en-suite bathroom with marble effect high gloss tiled floor and part-tiled walls has a large walk-in shower with rainfall style shower head and hand-held shower, white suite comprising bath with mixer tap and hand-held shower, low level concealed cistern WC and two wash basins over a white high gloss vanity unit. There are heated towel rails to all bathrooms.



Bedroom Two, also front aspect, features white wooden shutters and has an extensive range of wardrobes as well as a full width eaves storage cupboard. The ensuite shower room has a white suite with fixed glass shower screen to the walk-in shower, single wash basin over a white high gloss vanity unit and a concealed cistern WC. Obscured glazed Velux window.

Bedroom Three is rear aspect and has windows and French doors with full length curtains to the terrace and two high gloss grey double fitted wardrobes providing ample storage.

The Family Bathroom has marble effect high gloss floor and wall tiles to a large walk-in shower with a sliding door and a fixed head rainfall shower, white suite comprising bath with tiled side panel and single wash basin over a high gloss vanity unit and low level concealed cistern WC. Obscured Velux window.



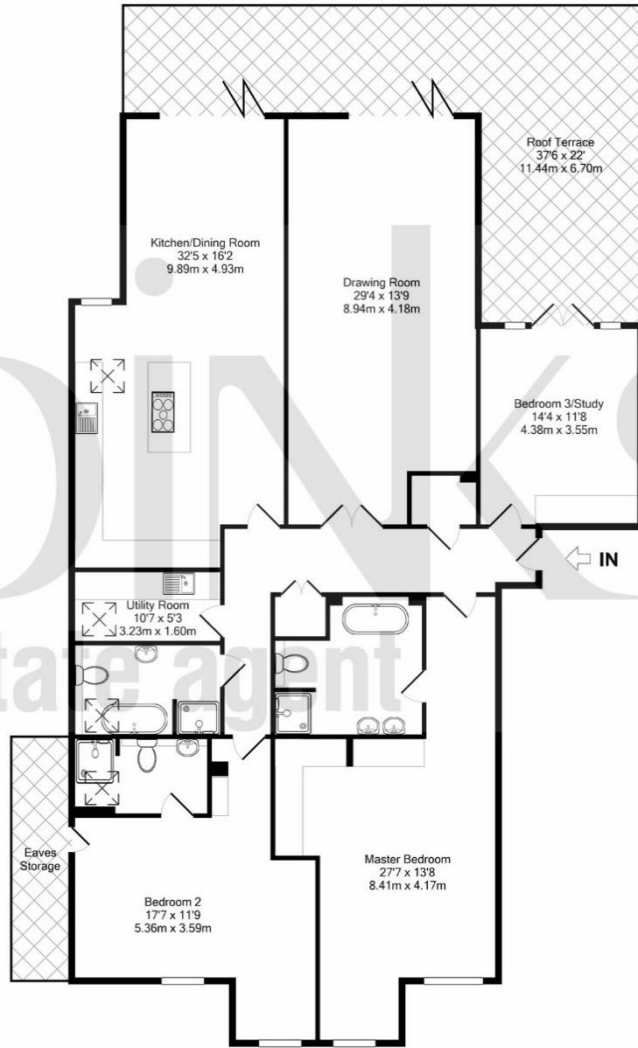
EXTERNALLY:

The spacious wrap-around paved terrace has a stylish and practical glass and chrome screen to all sides, obscured for privacy where required and allowing uninterrupted views to the beautiful communal gardens below and charming countryside beyond.

The vehicular access to the block is controlled by electric gates and access to the common parts by an entry phone system. Both of these security points can be controlled by video link within the apartment itself. There are attractive landscaped communal gardens, visitors' parking on the drive and two allocated spaces in the underground car park. In addition, there is a generous private and secure store room in the basement.

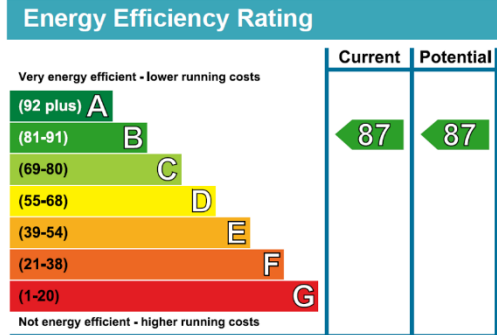
**Glenock Place, Penn Road, Knotty Green,
Beaconsfield, Buckinghamshire, HP9 2TS**

Approx. Gross Internal Area
188 sq m – 2021 sq ft



TERMS

- TENURE: LEASEHOLD
- LENGTH OF LEASE: 125 YEARS
- COMMENCEMENT OF LEASE: 1 JANUARY 2016
- SERVICE CHARGES: £2,160.57 (BI-ANNUAL)
- GROUND RENT: £1,000 PER ANNUM
- POSTCODE: HP9 2TS
- CHILTERN DISTRICT COUNCIL BAND G – £3,283.90 (FOR THE PERIOD APRIL 2021 TO MARCH 2022)
- STORAGE AVAILABLE IN SECURE PARKING AREA,
- TWO PARKING SPACES ALLOCATED TO THE PROPERTY,
- VISITORS PARKING ALSO AVAILABLE TO ALL PROPERTIES,
- LIFT AVAILABLE TO ALL FLOORS.



These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

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