



Two bedroom apartment in a superb location

Holmewood, Gregories Road, Beaconsfield, Buckinghamshire, HP9 1GE

Leasehold



Reception hall • sitting/dining room • kitchen • 2 bedrooms • 2 bath/shower rooms (1 en suite) • communal gardens • 2 allocated parking spaces

Local information

Beaconsfield station 0.3 miles, M40 (J2) 1.8 miles, Gerrards Cross 5 miles, Heathrow (T5) 15 miles, central London (Baker Street) 24 miles. All distances are approximate.

The apartment is conveniently located on a residential road within 0.1 miles of New Beaconsfield shops and cafes. Communication links are excellent with trains from Beaconsfield mainline station into London Marylebone (from 23 minutes at the time of writing) and Birmingham, while the M40 and M25 enable access to central London, Heathrow and Gatwick airports.

Beaconsfield New Town offers an excellent range of shops and cafes including Marks and Spencer Simply Food, Waitrose and Sainsburys. The picturesque Old Town dates back to the thirteenth century with fine Georgian buildings and local facilities include convenience and independent retail stores together with a variety of restaurants and public houses. There is a weekly market on Tuesdays and a monthly Saturday farmers market.

Sports enthusiasts are well catered for with tennis, squash, golf, cricket, rugby and football clubs in Beaconsfield. There are several National Trust properties in the area including Cliveden, Hughenden and West Wycombe Park.

About this property

Located in the heart of Beaconsfield New Town, Holmewood is an attractive development of just thirteen properties. This first floor apartment benefits from two bedrooms, communal lift, entry intercom system and two secure allocated parking spaces.

The external entrance door with an intercom system, leads through to the communal entrance hallway, up to the first floor accessed by stairs or the lift. The front door of the apartment opens into a reception hall, with two useful storage cupboards. The sitting/dining room is of a good size, a lovely dual aspect room with doors opening on to a south facing balcony. The adjacent kitchen is well equipped with a range of units with integrated appliances including a five ring gas hob, microwave, oven, dishwasher, fridge/freezer and a washer dryer. The principal bedroom overlooks the communal gardens to the rear, with mirrored built-in wardrobes and an en suite shower room. The remaining bedroom is located to the front, again with mirrored built-in wardrobes.

Outside

The property enjoys well maintained communal gardens to the front and rear. A driveway to the side with electrically operated gates leads to two allocated parking spaces, together with visitor parking and a bin store.



**Services**

All mains services connected.
Please note that none of the services have been tested.

Tenure

Leasehold

Local Authority

South Bucks District Council

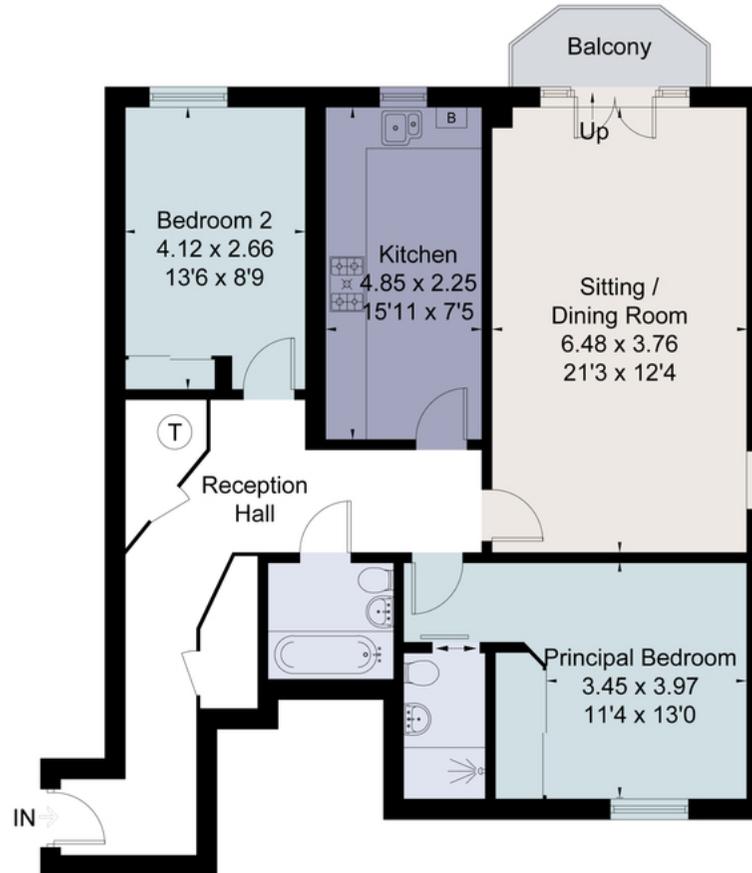
EPC rating = B

Viewing

Strictly by appointment with
Savills



Approximate Floor Area = 89.7 sq m / 965 sq ft



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Energy Efficiency Rating		Current	Potential
100-91	A		
91-81	B	84	84
81-65	C		
65-49	D		
49-34	E		
34-20	F		
20-1	G		
100 energy efficient - lower running costs			
100 energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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