

APARTMENT 4, WELLINGTON COURT

66 - 68 Penn Road, Beaconsfield HP9 2LS

BARTRAMS

APPARTMENT 4

Wellington Court

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An exclusive 2702 sq.ft luxury duplex three bedroom, two reception, three bathroom apartment with balcony and terrace located on one of Beaconsfield's premier roads within easy reach of Beaconsfield New Town and station

Apartment Specifications

Wet underfloor heating to all rooms including bathrooms shower rooms and cloakrooms | Air conditioning to Penthouse principal rooms and principal bedroom | Integrated Miele appliances - glass/steel oven, microwave combination oven, dishwasher and fridge/freezer

Free standing Miele washing machine and tumble dryer | Bespoke fitted or walk-in wardrobes to all bedrooms with integrated lighting

Communal areas

Two underground secure parking spaces per apartment with visitor parking above ground

CCTV system installed for external areas and basement car park

Entry system controlling Front Gate, car park entrance and front door

Landscaped communal gardens

Passenger lift serves each level with access to basement level Storage cupboards assigned to each unit (Basement level)

Location Information

Beaconsfield New Town 0.6 miles, London Marylebone 23 minutes, Old Town 1.2 mile, M40 (J2) 2.2 miles, Gerrards Cross 5 miles, Amersham 5 miles, M25 (J16) 6.5 miles, M4 (J8/9) 9.5 miles, London Heathrow 14 miles, Central London 27 miles. (All distances and times are approximate)















Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Council Tax Band: TBA

EPC Rating: B

Local Authority:

Buckinghamshire Council

Tenancy Information:

Available - Unfurnished

Rent @ £7,000 per calendar month

Holding deposit @ 1 weeks rent £1,615.38 Ferancy deposit @ 6 weeks rent £9,692.30

Malable unfurnished as from 15th October 2024









APARTMENT 4

3 BEDROOM SPLIT LEVEL APARTMENT **251.06** SQM², **2,702** SQFT²

LOWER GROUND FLOOR

<u>SITTING ROOM</u> 6.31 x 5.81, 20'9 x 19'1

KITCHEN/ DINING ROOM 7.39 x 7.19, 24'3 x 23'7

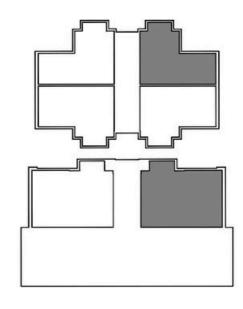
FAMILY ROOM 6.32 x 3.67, 20'9 x 12'0

GROUND FLOOR

MASTER BEDROOM 6.31 x 5.59, 20'8 x 18'4

BEDROOM 2 5.25 x 3.51, 17'3 x 11'6

BEDROOM 3 4.85 x 3.47, 15'11 x 11'5





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Tel: 01494 870707

Kings Head House, 15 London End Beaconsfield, Buckinghamshire HP9 2HN

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