



EMINEO, STATION ROAD, BEACONSFIELD, HP9

Winkworth



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A CONTEMPORARY TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT WITH PATIO, COMMUNAL GARDENS AND UNDERGROUND PARKING, IDEALLY LOCATED IN BEACONSFIELD NEW TOWN.

Built by respected developers Nicholas King in 2005, this two bedroom apartment offers contemporary living in a secure environment just moments from the main thoroughfare of Beaconsfield's New Town. Presented in immaculate condition it provides accommodation of a high standard with wooden flooring, modern bathroom fittings and a stylish fully fitted kitchen living area. The property also benefits from communal gardens to the rear along with underground parking.

ACCOMMODATION

The property is entered via a secure front door into a well kept communal area. Inside the apartment itself, the entrance hallway provides a welcoming first impression with wood flooring and LED spot lighting adding to the contemporary feel. The hall with video entryphone gives access to all rooms and also houses two storage cupboards; one of which contains the Potterton Powermax condensing boiler with storage above. To the rear of the hallway is the stylish open plan kitchen and reception. The kitchen area comprises a comprehensive range of well fitted units with aluminium handles complemented by a granite effect work surface with 1 ½ bowl sink, drainer and mixer tap. Integrated appliances include a dishwasher, washer/dryer, electric oven, four ring hob, extractor and fridge freezer. The room has been cleverly divided into kitchen and living space via a woodblock breakfast bar with space for seating below. The room is bright thanks to its double aspect and there is also direct access out onto a private south facing patio and communal gardens beyond.

The apartment has two double bedrooms each with views over gardens to the rear of the property. Each of the bedrooms house a built in double wardrobe with sliding doors, hanging rail and shelf and benefit from views over the patio garden to the rear of the property. Bedroom one also benefits from an en suite shower room comprising pedestal wash hand basin, low level WC, large shower cubicle with power shower, chrome heated towel rail, tiled floor and part tiled walls. The family bathroom located opposite bedroom two has a panelled bath with shower attachment, low level WC, pedestal sink, panelled bath, heated towel rail, part tiled walls and extractor.

NB: PHOTOGRAPHS TAKEN NOVEMBER 2015

**IDEAL FOR THOSE WANTING SECURE LOCK UP AND LEAVE
ACCOMMODATION AND PARKING IN A CONVENIENT SETTING
CLOSE TO BEACONSFIELD'S NUMEROUS AMENITIES ALONG
WITH EASILY ACCESSIBLE ROAD AND RAIL LINKS.**

AT A GLANCE...

- Two bedrooms
- Two bathrooms
- Open plan kitchen living room with direct access to rear
- Large well landscaped communal gardens with seating
- Underground parking space for one
- Set back from Station Road and property faces the rear
- Unfurnished
- Long let available immediately

GARDEN AND GROUNDS

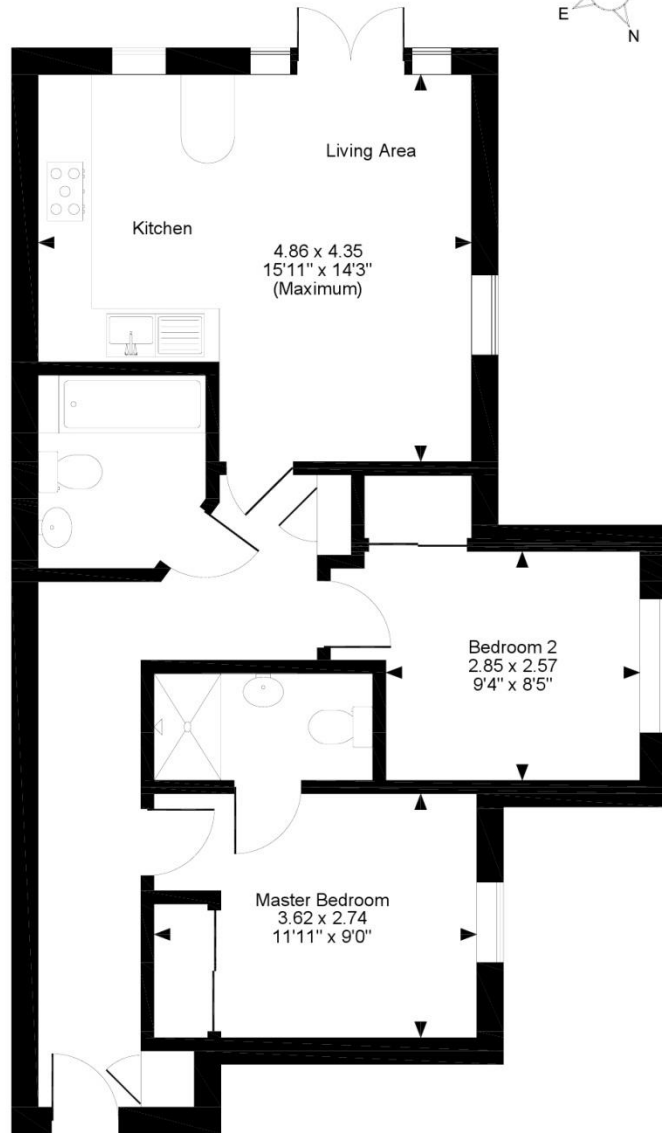
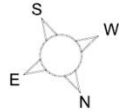
The property is approached from Station Road via a communal driveway with direct access down to underground parking. Communal landscape gardens wrap round from front to the rear of the property for the enjoyment of all residents. Mature trees maintain areas of privacy with well landscaped lawned gardens alongside flower beds, shrubs and a large patio area. In addition, to the rear of the property, is a small private patio ideal for al fresco entertaining which is accessed directly from the rear of the apartment.

LOCATION

This popular development is conveniently located only a few hundred metres from the comprehensive facilities of Beaconsfield New Town with a good range of local and high street stores including Waitrose, Sainsburys, WHSmith and M&S food store. It is also within easy walking distance (0.4 miles approx) of Beaconsfield Old Town with numerous bars and restaurants along with boutique stores. Beaconsfield is well served by road and rail links with a train station at 0.3 miles taking you into London in a journey time from 22 minutes. The M40 meanwhile is 1.5 miles away providing fast access to the M25, London and Oxford.



Emineo, Station Road, Beaconsfield
Approximate Gross Internal Area
635 Sq Ft/59 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Beaconsfield Office

46 London End, Beaconsfield, HP9 2JH

+44(0) 1494 677978 | beaconsfield@winkworth.co.uk

Country House Department

1 Lumley Street, London, W1K 6TT

+44(0) 20 7871 0589 | countryhouse@winkworth.co.uk

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