



Manor House, Ledborough Lane,
Beaconsfield

TIM RUSS
& COMPANY



Manor House
Ledborough Lane
Beaconsfield
Buckinghamshire HP9 2DG

- SMALL NEW DEVELOPMENT OF LUXURY APARTMENTS
- OPPORTUNITY TO PURCHASE OFF PLAN
- TOP QUALITY SPECIFICATION
- TWO DOUBLE BEDROOMS
- QUALITY GATED DEVELOPMENT
- UNDERGROUND PARKING

Prices from £995,000



Description

These brand new apartments are currently in the course of construction. They occupy a delightful position in a leafy residential road on the north eastern side of Beaconsfield within three quarters of a mile of Beaconsfield station and shops. There is a good range of shops in the New Town and an excellent choice of restaurants and pubs in the Old Town. There are fast communications to the M40 motorway and the M25 with a train service to Marylebone in about 24 minutes. There is a good range of sporting facilities locally.

It is anticipated that the apartments will be laid out on three floors and they occupy an excellent position in a site that totals two thirds of an acre and the rear faces due south. The property has a classical Georgian façade with deep sash windows and enters by an impressive Entrance Hall with staircase and lift to upper floors and to the basement. The accommodation provides high quality fittings in the traditional style with painted paneling and moulding to the walls, deep skirting boards and architraves and ceiling and plaster work cornice.

Brief Specification Incorporates

Concrete floors with floor finish to be agreed with the builders. Kitchens by Paul Alexander, shaker style which will be high quality, bathrooms with his and hers wash basins and either a shower or bathroom. Electric heating, air conditioning for each individual home serving the main living room and the master bedroom. Gated entrance, video entry system, alarm, CCTV, smart home functionality including speakers, feature fireplace, built in wardrobes, landscaped front garden, outside tap, private terrace and balconies. Underground parking (electric vehicle charge point). There will be a path to the side of the garden giving access to the rear garden to provide an amenity area for the residents to enjoy. Visitor parking to the front of the property.

Tenure

The property is leasehold with 125 years lease. Each purchaser will be offered a share of the freehold

Prices

Plot	Floor	Sq Ft	Price
1	Ground	1500	Reserved
2	Ground	1500	Reserved
3	First	1452	Reserved
4	First	1452	£995,000

Top floor not yet released for sale

Reservation - A deposit will be required to secure one of these properties.

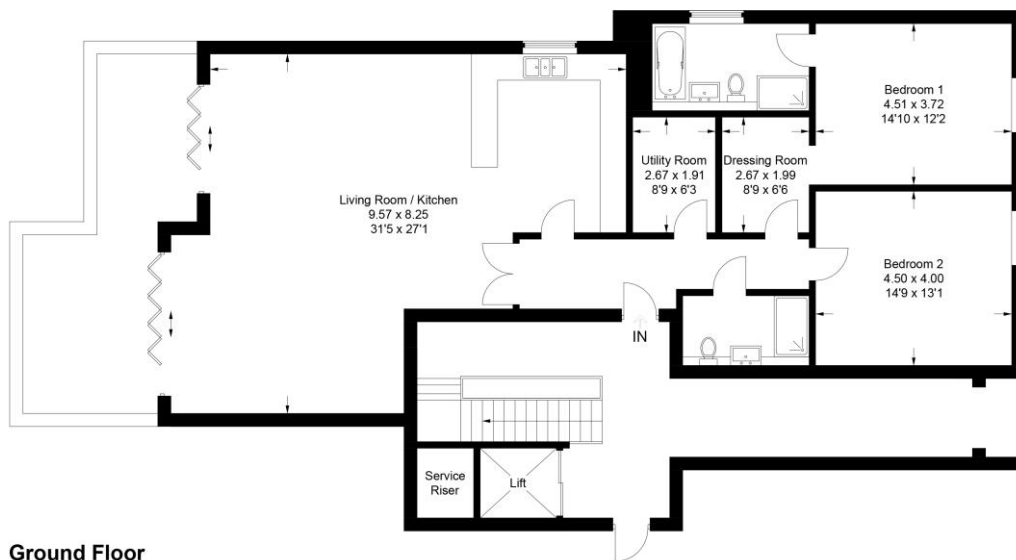
EPC Awaited

Directions

From the centre of Beaconsfield proceed through the New Town towards Penn taking the main turning on the righthand side into Ledborough Lane. The property will be found towards the end of Ledborough Lane on the righthand side. Please note that the site is hoarded and there is no access to the site.

For further information please contact the selling agents
T: 01494 681122 E: beaconsfield@timruss.co.uk





Ground Floor

Apartment 70, Ledborough Lane

Approximate Gross Internal Area = 138.9 sq m / 1,495 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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First Floor

Apartment 70, Ledborough Lane

Approximate Gross Internal Area = 134.9 sq m / 1,452 sq ft

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