



BAKERY COURT, BEACONSFIELD, HP9 2FN

Winkworth

**11 BAKERY COURT
BEACONSFIELD
BUCKINGHAMSHIRE, HP9 2FN**

**A SPACIOUS TWO BEDROOM FIRST FLOOR
APARTMENT WITH ALLOCATED PARKING
AND ROOF TERRACE CENTRALLY LOCATED
IN BEACONSFIELD OLD TOWN**

- Available mid-April unfurnished
- Open plan living space
- Modern fitted kitchen
- Two bedrooms
- Bathroom
- Private Terrace
- Video Entryphone
- Allocated parking space
- EPC Rating B

The apartment is approached via decked steps. Inside, a welcoming hallway leads through to all rooms and houses a coat and laundry cupboard. To the end of the hallway is the large double aspect reception providing 3 areas comprising dining, living and a study with doors out to the covered terrace. The kitchen area is well fitted with a good range of wall and base units complemented by granite worktops and breakfast bar.

The stylish bathroom comprises a three-piece white suite with shower over bath and a large heated towel rail. Throughout the living accommodation, there is wooden flooring underfoot while the two bedrooms, with views to the side of the development, are made more homely with fitted carpets.

£1,700 per month (tenant fees apply)



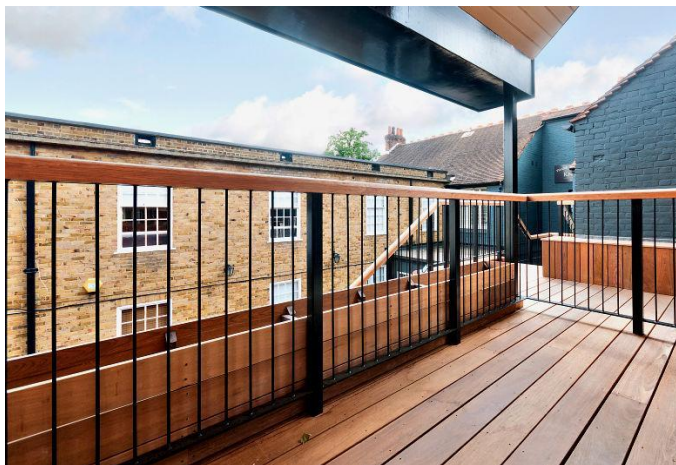
BEACONSFIELD OFFICE +44 (0) 1494 677978
beaconsfield@winkworth.co.uk

The outside covered and decked terrace area with planters is perfect for al fresco entertaining and is accessed directly from the L shaped reception room. For those needing car parking, there is an allocated parking space to the rear of the property.

LOCATION

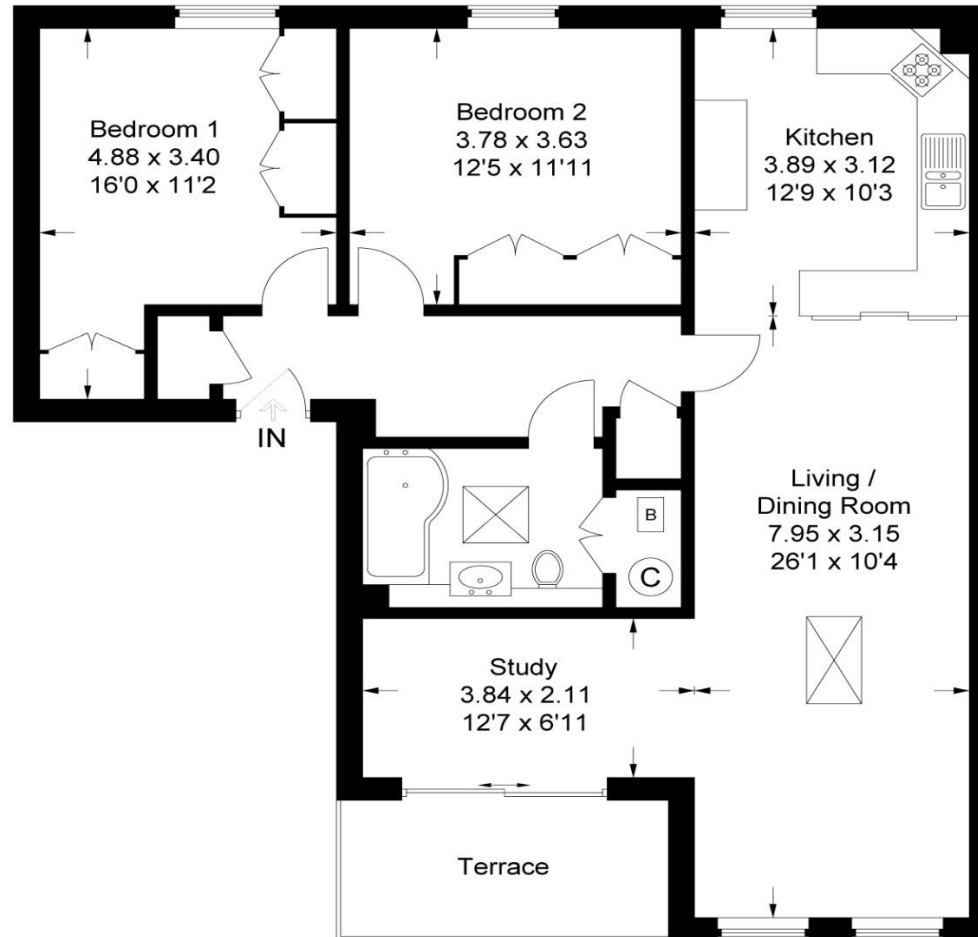
Bakery Court is located in the heart of Beaconsfield Old Town close to popular restaurants and independent shops. Comprehensive shopping facilities including high street stores and supermarkets are available in Beaconsfield new town just under one mile away.

The area is well served by road and rail links with Beaconsfield train station at approximately one mile taking you into London in a journey time from 22 minutes. The M40 meanwhile is under a mile away providing fast access to the M25, London and Oxford.



11 Bakery Court

Approximate Gross Internal Area
93.2 sq m / 1003 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.

© CJ Property Marketing Ltd

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

Winkworth.co.uk/estate-agents/beaconsfield

Under the Property Misdescriptions Act 1991, these particulars are a guide and act as information only. All the details are given in good faith and are believed to be correct at the time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth