

TWO BEDROOM, FIRST FLOOR APARTMENT

**35 Beckings Court, Plot 117. Audley Wycliffe Park,
Bigmore Lane, Horsleys Green, Buckinghamshire HP14 3XL
01494 324 966**

Property specifications:

- Views of the landscaped grounds
- Main bedroom with built-in wardrobes and en suite shower room
- Open plan kitchen/living room with dining area
- Close to the leisure facilities and restaurant
- Fully fitted Nobilia kitchen with integrated Neff appliances
- Second bedroom and guest shower room
- First floor with lift access
- Carpeted and decorated throughout
- Membership to the Audley Club

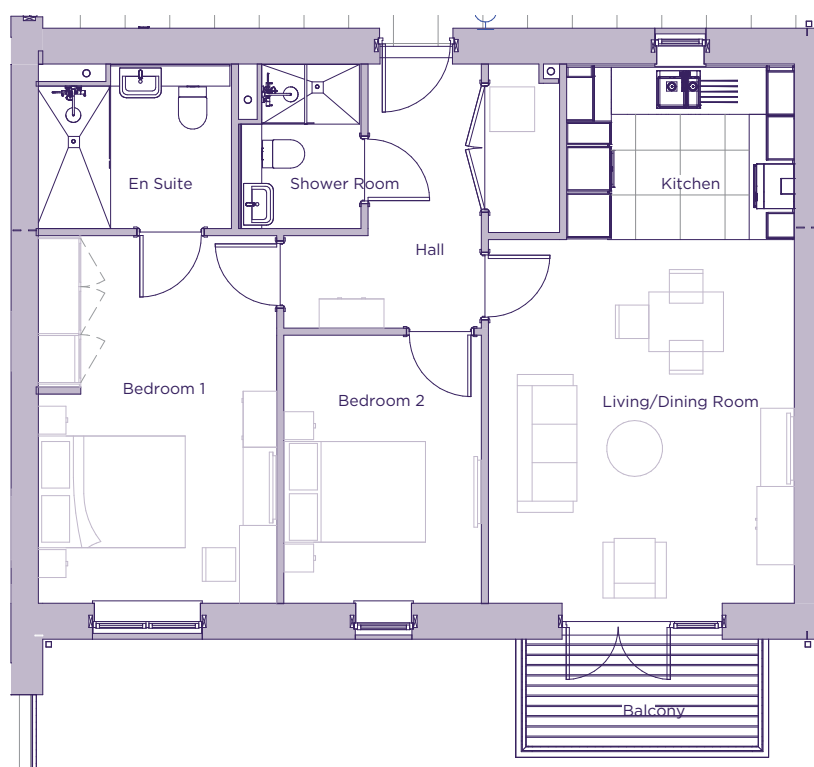
Please see the village brochure and key facts for further information.



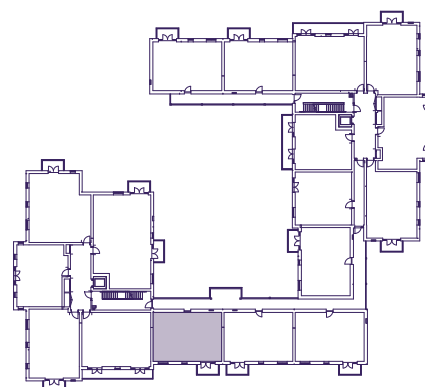
Images for illustration purposes only.

THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Bedroom 1	4.93 x 3.23	16'2" x 10'7"
Bedroom 2	3.60 x 2.65	11'10" x 8'8"
Kitchen	2.36 x 3.05	7'9" x 10'0"
Living/dining room	4.88 x 4.10	16'0" x 13'6"
Services	2.26 x 0.96	7'5" x 3'2"
Terrace	1.59 x 3.39	5'2" x 11'2"



These floor plans are illustrative and for marketing purposes only. Maximum measurements are shown with longer dimension quoted first. Dimensions are quoted for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office. November 2021.