

# TWO BEDROOM, SECOND FLOOR APARTMENT

**36 Beckings Court, Plot 136 Audley Wycliffe Park,  
Bigmore Lane, Horsleys Green, Buckinghamshire HP14 3XL  
01494 324 966**

## Property specifications:

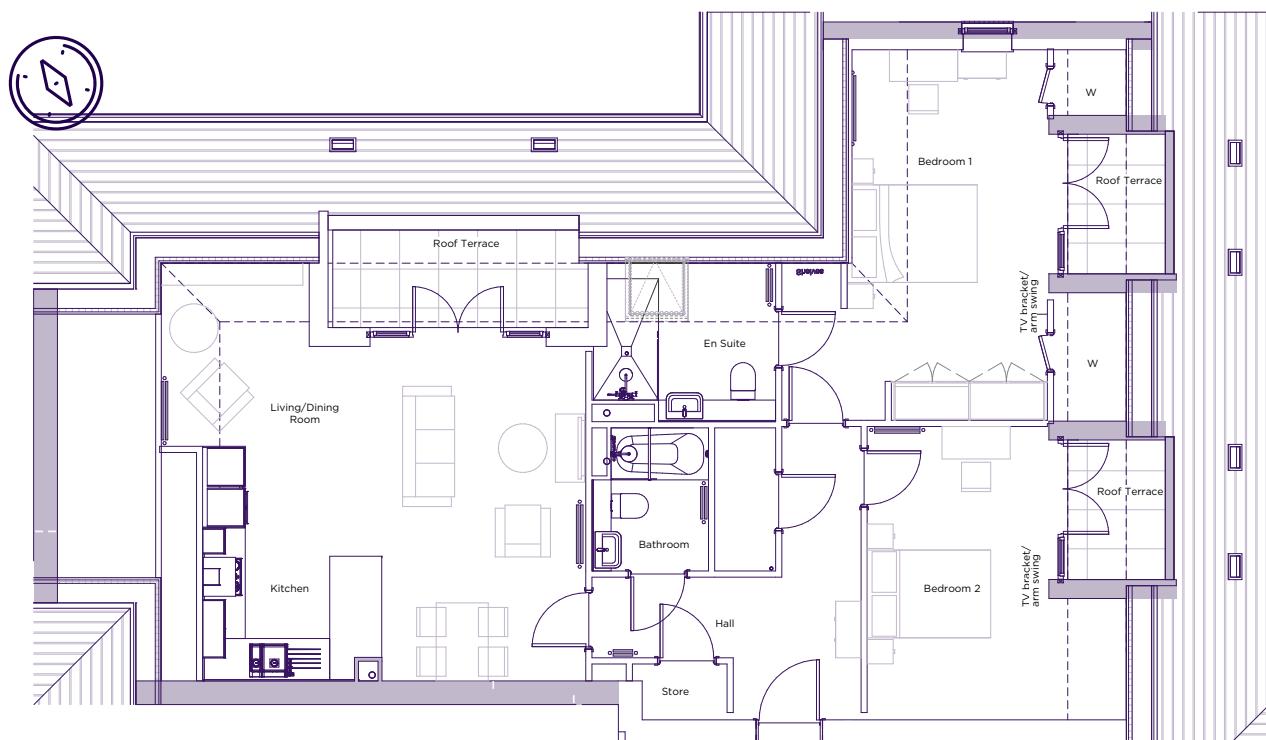
- Luxury fully fitted Nobilia kitchen with Neff appliances
- Spacious main bedroom with en suite and private roof terrace
- Second double bedroom with private terrace
- Fitted wardrobes in main bedroom
- Open plan living/dining room with direct access onto roof terrace
- Carpeted and decorated throughout
- Second floor with lift access
- En suite and guest shower room with Villeroy & Boch sanitaryware and Hansgrohe fittings

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

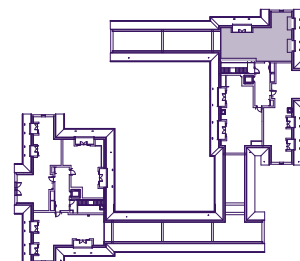


# THE LAYOUT

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Internal Measurements	Metric (m)	Imperial (ft)
Bedroom 1	5.70 x 3.03	18'8" x 9'11"
Bedroom 2	4.51 x 2.80	14'10" x 9'2"
Kitchen	3.61 x 2.75	11'10" x 9'0"
Living/dining room	5.15 x 3.13	16'11" x 10'3"
Services	0.86 x 1.31	2'10" x 4'3"
Services	2.20 x 0.94	7'3" x 3'1"
Terrace (approx)	2.15 x 1.50	7'1" x 4'11"
Terrace (approx)	2.15 x 1.50	7'1" x 4'11"
Terrace (approx)	1.50 x 4.00	4'11" x 13'1"



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.