

## Information for Prospective Buyers



*Photo credit: Robertsons Estate Agents*

### Overview

The Hollies is a well-managed, independent-living development for the over-60s in a quiet location in Beaconsfield town centre, and benefits from a part-time on-site manager, a 24h emergency call system and off-street parking. There are 27 flats arranged around an attractive communal garden. The Hollies combines privacy and community with practical support.

Since July 2025 the property management has been controlled by the residents, with the aim of providing value for money, transparency and a high standard of upkeep.

### Location

- Maxwell Road, Beaconsfield HP9 1RH
- Easy access to the train station and all the high street shops, cafes and other amenities.
- Bus stop outside the entrance (buses to Amersham, Uxbridge, Heathrow, High Wycombe)
- Large Sainsbury's opposite and within walking distance of M&S and Waitrose.

### Buildings and Facilities

- Built in 1988 by Bovis Homes, the Hollies is a mix of 27 one- and two-bedroom flats arranged in four 2-storey blocks and one 3-storey 'main' block.
- The main block has a regularly serviced lift (replaced 2020). Three blocks have stairlifts.
- Four flats have garages. There are 18 non-designated resident parking spaces.
- Flats have electric heating and an immersion tank for hot water. Economy-7 storage heaters were originally installed throughout, though some flats have upgraded these to standard heaters.
- An attractive and well-maintained garden landscaped with plants, paths and seating areas.
- The summerhouse, rebuilt in 2024, has heating and water and serves as a meeting area.
- Rubbish/recycling bins and a washing line area are located at the rear.
- Electricity only, no gas.

### Access and 24hr Emergency Monitoring

- There are two pedestrian/vehicle entrances on Maxwell Road with manual gates.
- Each block entrance has a secure door-entry phone system (new Dec 2024).
- Every flat has a 24hr, emergency call system monitored by Careium (new Dec 2024).

## Residents and Lifestyle

- The Hollies is designated for residents aged over 60.
- It is an independent living environment with no personal care provided.

## Management and Freeholder

- The freeholder is The Peabody Trust.
- In July 2025, residents exercised the Right to Manage (RTM) and formed the Hollies (HP9) RTM Company Ltd in order to manage the communal areas and administer the service charge.
- Bawtrys Estate Management were appointed by the RTM Company to oversee day-to-day property management, repairs and maintenance and to collect the service charge.

## On-site Manager

- A part-time, on-site manager employed by the RTM Company (approx. 20 hours per week, Mon-Thurs) lives in a dedicated flat and works from the on-site office.
- Duties include liaison between residents, the RTM and the property management company, oversight of site health and safety, 'good neighbour' support when on duty and other ad-hoc tasks.
- Out-of-hours support is provided via the 24/7 monitored emergency call service.

## Communal Service Charge

- The monthly service charge for 2026/27 is £364 for a 1-bed flat and £399 for a 2-bed flat.
- There is no ground rent charged.
- The service charge year runs from April to March, with payment monthly in advance.
- It covers the maintenance and running of communal areas and facilities, including buildings insurance, gardening, cleaning, lift/stairlifts, window cleaning, communal utilities (electricity/water/sewage), the entry phone and the emergency call system and the on-site manager.
- There is a sinking fund reserve for major repairs and maintenance projects.
- The service charge budget is set annually by the RTM Company and independently audited, with any over- or under-spend reported back to residents.

## Resident Responsibilities

- Residents are responsible for decoration and most repairs and maintenance inside their flats, except for items specified by the lease (eg: immersion and storage heaters).
- Residents are responsible for their Council Tax, telephone, broadband and electricity costs.

## Selling /Buying flats

- Flats are sold through standard estate agent channels and there are no exit fees
- The freeholder (Peabody) charges a flat rate admin fee (currently £695) for sales.

## Contact information

- **Property Manager:** Bawtrys Estate Management  
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