



Flat 3, Penn Court
St Johns Road



Flat 3, Penn Court
St Johns Road
Penn, Bucks , HP10 8JZ

Offered for sale with no onward chain is this purpose built two bedroom first floor flat, set in the heart of this popular village location.

£325,000



The Property

A perfect pied-de-terre or first home, forming part of this small and popular development, walking distance to all village amenities and countryside walks.

The accommodation comprises of shared entrance with stairs rising to first floor landing & front door, entrance hall, light and spacious sitting/dining room, kitchen, main bedroom with fitted wardrobes, further double bedroom and bathroom.

We understand that there is 88 years remaining on the lease.

The ground rent is set at £62.50 every six months.

Maintenance is £714 every six months.

Outside

There is parking for one vehicle, plus ample visitors parking.

Penn court is surrounded by attractive and well-tended gardens.

Location

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctors' surgery, tennis club and a large pond surrounded by the village green.

Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Directions

Post code for Sat Nav: **HP10 8JZ**

Viewings

Strictly by appointment only.

Additional Information

Council Tax Band: D

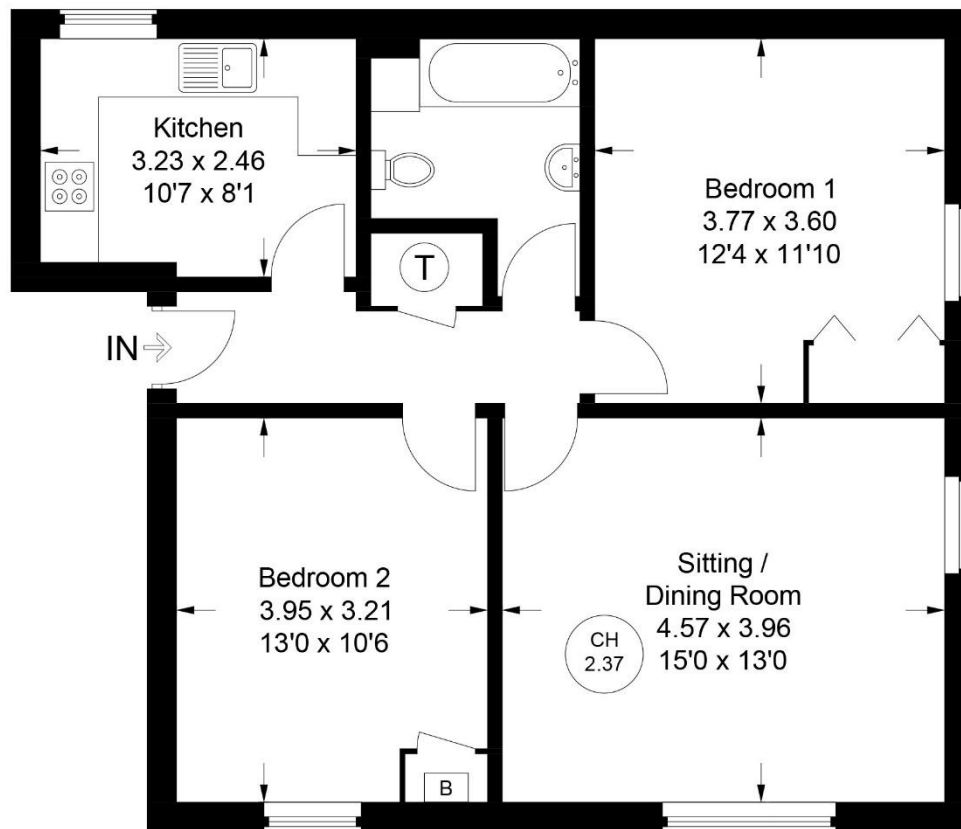
Tenure: Leasehold

Ref: HTR2158

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



CH
2.37 = Ceiling Height



First Floor

Flat 3, Penn Court, St. Johns Road, HP10 8JZ

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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