





Asking Price £270,000 Leasehold

A spacious, two bedroom, two bathroom, second floor apartment with a good sized balcony which is offered to the market with NO ONWARD CHAIN. The property is situated within the heart of Hazlemere Village, within close proximity to a local parade of shops, including Costa Coffee, local butchers, chemist and many other independent shops and food outlets. The accommodation comprises; entrance hall, double aspect living room leading to balcony, modern fitted kitchen/diner, master bedroom with en-suite shower room, second double bedroom and contemporary family bathroom. The property also benefits from; gas central heating, double glazing and allocated parking.

LEASEHOLD INFORMATION:
Lease length: 125 year lease from 2002 with 103 years remaining.
Service charge: £1,944 per annum.
Ground rent: £225 per annum.

• TWO DOUBLE BEDROOMS

- BALCONY FROM LOUNGE
- ALLOCATED PARKING
- EN-SUITE TO MASTER
- GAS CENTRAL HEATING

- HAZLEMERE VILLAGE
- NO ONWARD CHAIN
- SECOND FLOOR
- UNFURNISHED
- UPVC DOUBLE GLAZING



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Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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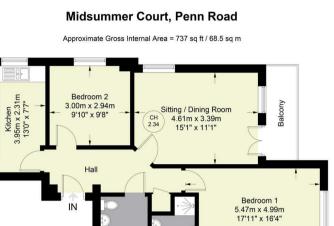
HURST

EPC Rating: 76

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CH 2.34 = Ceiling Height

Floor Plan produced for Hursts by Media Accade ©. 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor, references to the Tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.