



Property Description

A beautifully presented 2-bedroom first-floor apartment on the borders of Penn and Hazlemere

This stylish two-bedroom first-floor apartment offers modern comfort and convenience, perfectly positioned on the borders of Penn and Hazlemere. Built in the 1980s by the reputable Shanly Homes, the property benefits from a secure entry phone system and has been professionally upgraded and decorated to a high standard throughout.

The apartment features Karndean flooring, wiring for a speaker system, and an air conditioning unit providing year-round comfort. Accommodation comprises two bedrooms, with bedroom one benefiting from fitted wardrobes, and a modern bathroom.

The living room is located to the front of the development and has access to the modern kitchen which is fitted with integrated appliances including an oven, hob, dishwasher, and plumbing for a washing machine. The combi boiler, located in the kitchen, efficiently serves the radiator central heating system.

Externally, the property offers allocated parking for one car, with additional visitor spaces available on a first-come, first-served basis. Residents also enjoy access to the well-maintained communal gardens.



Lease & Financial Information

Lease Remaining: 88 years

Ground Rent: £350 per annum

Service Charge: £1,200 per annum

Council Tax: Band C

EPC Rating: Band C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements