



1 Hughenden Court, Penn Road, Hazlemere, Buckinghamshire, HP15 7BP

A lovely ground floor retirement apartment located in the popular Hughenden Court development with beautiful well maintained communal garden. No Onward Chain.

Well Presented Ground Floor Apartment, Part Of This Ever Popular Development | Attractive 18'5 Living Room With Dining Area & Sealed Unit Double Glazed Door To Gardens | Kitchen With Integrated Appliances | Double Bedroom With Fitted Wardrobe | Attractively Fitted Shower Room | Sealed Unit Double Glazing | 24 Hour Careline Facility | Within The Development Owners Also Enjoy The Following | Residents Lounge | Guest 'Stay Over' Suite, With Twin Bedroom & En-Suite Shower Room | Communal Laundry Room | Excellently Landscaped South Facing Gardens | House Manager | Parking (Additional Cost) | No Upper Chain |

A beautifully presented ground floor apartment, which has been decorated neutrally and carpeted throughout. Part of the sought after McCarthy and Stone Development in the heart of Hazlemere. Accommodation in brief comprises; 18' 5 living room with dining area. Kitchen with integrated appliances. Double bedroom with built in wardrobes. There is a shower room, which consists of a three piece suite and double glazing. The development also boasts the following; residents lounge, guest suite which comprises bedroom and ensuite shower room, House Manager, security entry system, 24 hour Careline Emergency System, laundry room. Externally landscaped gardens surround the apartments and there is an onsite car park (spaces available by arrangement).

Price... £200,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B	85	85
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



LOCATION

Short level walk to library, Doctors surgery, Dentist, pharmacy, bank, Tesco Express and Simply Waitrose plus garage and a selection of restaurants and takeaways.... Buses pass Hughenden Court to High Wycombe, 2 1/2 miles, with 25 minute London trains.... Beaconsfield, 4 1/2 miles, and Amersham 5 miles also with London trains.... Expanses of countryside close to hand.... Three M40 access points approximately 10/15 minutes' drive....



DIRECTIONS

From The Wye Partnership office at Hazlemere Crossroads, proceed along the road signposted to Penn. The development is situated a short distance along on the right hand side.



ADDITIONAL INFORMATION

Leasehold - approximately 125 years from January 2010. Service charge: £244.20 per month to include Building Insurance and Water Rates. Ground rent: approx £425 per annum.



CAR PARKING

Available at an extra cost direct with the managing agents at approximately £250 per annum.



COUNCIL TAX

Band B

EPC RATING

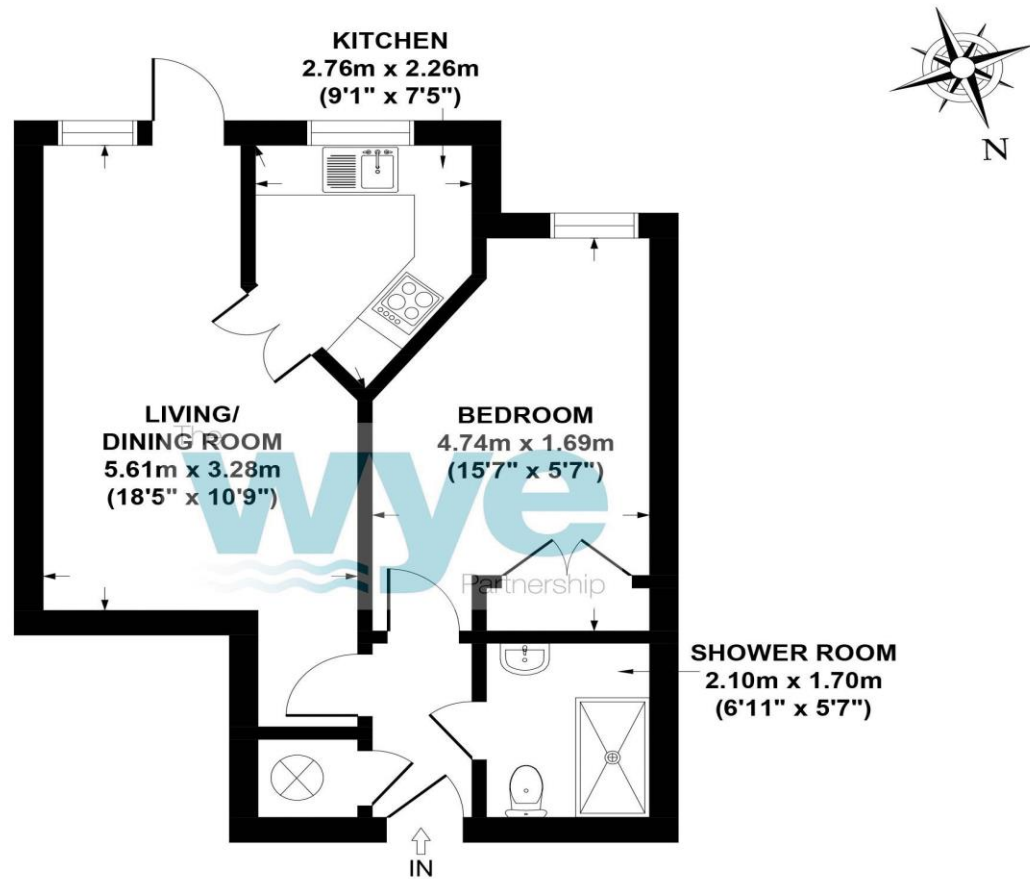
B

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROSS INTERNAL
FLOOR AREA 44 SQ M / 469 SQ FT

HUGHENDEN COURT, HAZLEMERE, HP15 7BP
APPROX. GROSS INTERNAL FLOOR AREA 44 SQ M / 469 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership