



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

A charming first floor retirement apartment, conveniently located to local amenities in the popular village of Hazlemere.

Well Presented First Floor Apartment With Lift Access To Communal Landing | Over 60's Retirement Apartments | Southerly Facing Garden Aspect | Entrance Hall | Fine Lounge/Dining Area | Kitchen with Integrated Appliances | Double Bedroom with Double Wardrobe | Attractively Fitted Bathroom | Sealed Unit Double Glazing | Neutral Decoration | 24 Hour Careline Facility | Mains Connected Smoke Detector | Illuminated Light Switches to Bedroom and Bathroom | Lift To All Floors | Security Entry System | Residents Lounge | Guest Suite | Laundry Room | Excellently Landscaped South Facing Gardens | House Manager | Car Parking (Available Upon Request) | No Onward Chain |

A lovely first floor retirement apartment, forming part of this sought after McCarthy and Stone development in the heart of Hazlemere, specifically dedicated to the over 60's. In brief the property comprises 16' living room with dining area, fully fitted kitchen with integrated appliances, modern bathroom and a good size double bedroom with built in wardrobe. The property is double glazed throughout with electric heating in each room and faces to the rear overlooking the beautiful communal gardens. This desirable development also boasts a residents lounge, laundry room, House Manager, guest suite and a 24 Hour Careline Emergency System. Well maintained private landscaped gardens and car parking (available upon request) facilities are found to the rear. NO ONWARD CHAIN.

Price... £199,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		84
B (81-91)		
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Short level walk to library, Doctor's surgery, Dentist, pharmacy, bank, new Tesco Express, 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, with London trains.... Expanses of Chiltern countryside close to hand.... Three M40 access points approximately 10 minute drive....

DIRECTIONS

From the office of The Wye Partnership at Hazlemere Crossroads, proceed along the B474 signposted to Penn. Take the first right turn into Oakengrove Road and the development is situated along on the right hand side.

ADDITIONAL INFORMATION

We have been advised that the Service Charge of £244.20 per month, which includes the Buildings Insurance and Water Rates and Ground Rent is £424.50 per year and paid every 6 months.

TENURE

We have been advised that there is approximately 113 years remaining on the lease.

COUNCIL TAX

Band B

EPC RATING

B

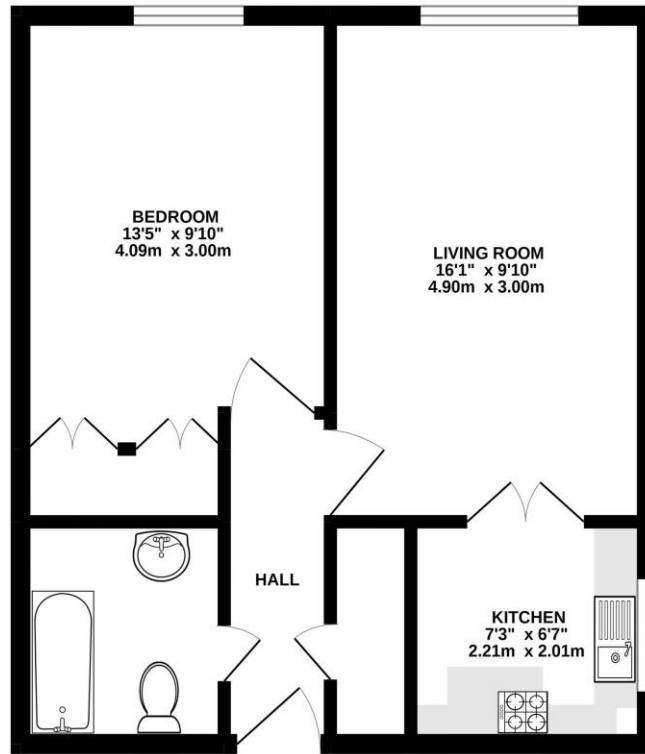
MORTGAGE

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2022.

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The **wye** Partnership