



14c Oakengrove Court, Oakengrove Court, Hazlemere, Buckinghamshire, HP15 7LW

A lovely ground floor retirement maisonette located in the popular village of Hazlemere, close to all local amenities and presented in good condition.

Small Development Of Apartments Built In The Early 1980's | Ground Floor Retirement Apartment For The Over 60's | Presented In Excellent Order With Double Glazing And Gas Central Heating | Light And Airy Accommodation | Entrance Hall With Utility Cupboard | Living/Dining Room | Fitted Kitchen | Double Bedroom | Modern Bathroom With 3 Piece Shower Suite | Communal Gardens | Car Parking (Shared) | Long Lease | No Upper Chain |

A splendid retirement property, which comes to market with no onward chain and is nicely situated for the local shops and Doctor's surgery. The maisonette is on the ground floor and is in good condition. The entrance hall has two cupboards, one of which, is large enough to store a tumble dryer and then there is a modern bathroom comprising of a low level W.C., wash hand basin and shower cubicle and the walls are part tiled. The lounge/dining room is of a good size and will accommodate a small dining table and chairs, which then leads through to the kitchen, which is fitted with a range of wall and base units and worktops. There is a double bedroom, double glazing, gas central heating and the use of a communal garden. A wonderful property specifically for the over 60's.

Price... £199,950

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63B	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Situated at the end of a small cul-de-sac close to Hazlemere crossroads... Short level walk to shops, doctors and dental surgery, library etc.... Local shops include Tesco Express, Little Waitrose and a pharmacy.... Extensive range of shopping facilities at Park Parade which includes a supermarket and coffee shops.... Buses pass close-by serving High Wycombe (2.5 miles) with 25 minute train to London.... London trains also available from Beaconsfield (4 miles) and Amersham 4.5 miles).... Three M40 access points within 10/15 minute drive....



DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Penn Road B474 and take the first turning right into Oakengrove Road. Continue to the end of this close and Oakengrove Court can be found directly ahead.



ADDITIONAL INFORMATION

We have been advised there is a service charge of £75.00 per month and the lease has approx 148 years left.

COUNCIL TAX

Band C

EPC RATING

D

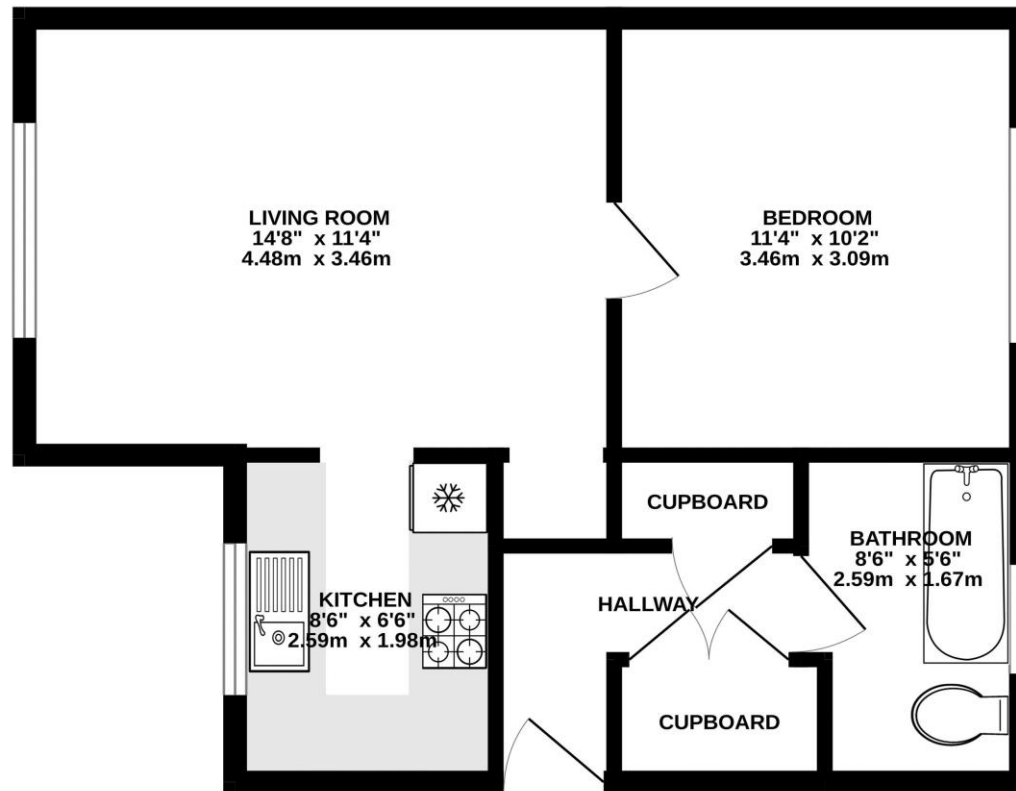
MORTGAGE

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.
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The **wye** Partnership