



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

*A lovely, first floor, one bedroom retirement apartment close to local amenities and comes to the market with no onward chain.*

Delightful First Floor Apartment | Good Size Bedroom | One Of Only 32 Apartments In This Exclusive Hughenden Court Development | Lift, Communal Laundry Room, Residents Lounge, Security Entry, House Manager, Fire Detection Equipment, Guest Suite For Visiting Family/Friends With En-Suite, Plus So Much More | Double Glazing | Spacious Hall | Attractive Lounge/Dining Room | Kitchen With Integrated Appliances | Immaculate Bathroom | Excellent Landscaped South Facing Communal Gardens | Car Parking Available By Arrangement | 24 hour Careline Facility | Security Entry System | No Onward Chain |

A larger than average one bedroom first floor apartment with lift access, part of the popular McCarthy and Stone Hughenden Court Development. Very well presented with light airy rooms. A nice welcoming entrance hall gives access to the whole apartment with a good size lounge/dining room, which provides ample room for a dining table and access to the kitchen, which is modern and fitted with wall and base units and integrated appliances. The bathroom is absolutely immaculate and has a window. This retirement complex is very well regarded and also boasts a communal lounge, guest suite and stunning gardens. The property also benefits from double glazed windows and a 24 hour Careline system, plus House Manager. No Onward Chain.

**Price... £189,950**

Leasehold

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	76	79
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			



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### LOCATION

Superb central location at Hazlemere Crossroads... Short level walk to library, doctors surgery, dentist, pharmacy, Little Waitrose, local shops, restaurants and take aways... Extensive range of shops including a supermarket at Park Parade... Buses pass Hughenden Court to High Wycombe, 2 1/2 miles, with fast 25 minutes London trains.... Beaconsfield, 4 1/2 miles, and Amersham 5 miles, with 20 minute and 37 minute London trains respectively... Expanses of Chiltern countryside close to hand... Three M40 access points approximately 10 minute drive....



### DIRECTIONS

From The Wye Partnership at Hazlemere Crossroads, proceed along the B474 signposted Penn. The development is situated a short distance along on the right hand side.



### ADDITIONAL INFORMATION

Lease details - TBC by owners  
Charges - TBC by owners

### COUNCIL TAX

Band B

### EPC RATING

C

### MORTGAGE

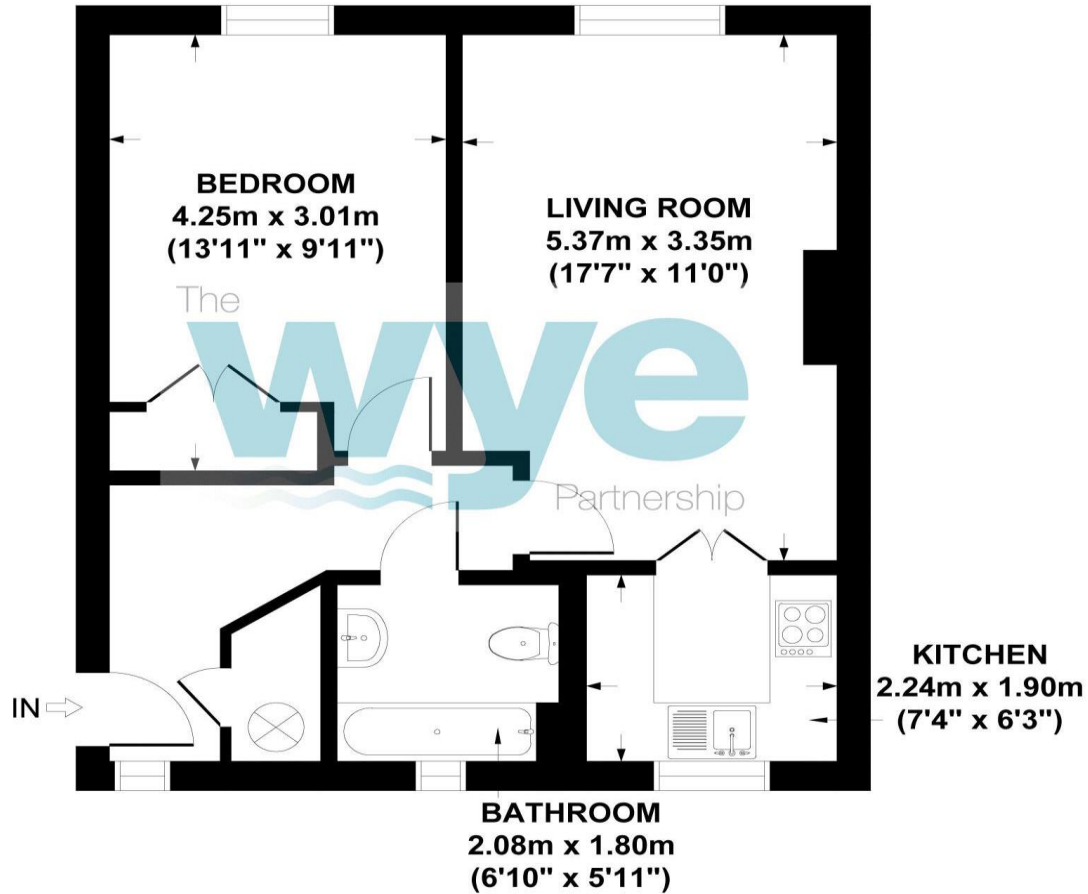
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*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.*

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**GROSS INTERNAL  
FLOOR AREA 48 SQ M / 520 SQ FT**

**HUGHENDEN COURT, PENN ROAD, HP15 7BP  
APPROX. GROSS INTERNAL FLOOR AREA 48 SQ M / 520 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership