



Flat 13 Queens Court, 352 Amersham Road, Hazlemere, Buckinghamshire, HP15 7HN

A modern and elegant second floor apartment that was built in 2020 with a long lease, parking and ideal for a first time buyer or investor.

Built In 2020 | 125 Year Lease from 2020 | Allocated Parking | Security Entry System | Light & Bright Communal Hall | Entrance Hallway | Open Plan Kitchen/Living Room | Fitted Kitchen | Integrated Appliances | Double Bedroom | Main Bedroom With Fitted Wardrobe | Modern Family Bathroom | Combi Boiler | Underfloor Heating Throughout | Double Glazing | Excellent First Time Buyer/Investor Purchase |

This lovely apartment was built in 2020 by W E Black Ltd, has been finished to a high specification throughout and is conveniently situated for all local amenities. There is a security entry system in place leading to the light filled communal hallway with carpeted stairs to the second floor. On entering the apartment, the entrance hall provides access to the whole property, as well as a storage cupboard, double glazing throughout and underfloor heating in every room with individual thermostat controls. The kitchen/lounge/dining room provides modern open plan living, with a modern kitchen fitted with gloss wall and base units, integrated appliances and ample space for a dining table. The double bedroom is a good size and has a fitted wardrobe and the bathroom comprises of a modern three piece suite with a shower over the bath. The apartment is immaculately presented and must be viewed to appreciate its modern feel.

Price... £264,500

Leasehold

Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)	82	82
C	(69-80)		
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.epc-uk.com			



LOCATION

Sought after village.... Large areas of open countryside nearby.... Local amenities at Hazlemere Crossroads including Tesco Express, Little Waitrose, Asda Express, library, Doctors, Dentist and pharmacy.... Extensive range of shops at Park Parade, which include a supermarket and coffee shops.... Close to good local Infant, Junior and Senior Schools.... Catchment for excellent Grammar Schools.... Buses pass to High Wycombe (2 miles) with 25 minute London trains and Amersham (5 miles) with 37 minute London trains, service also available from Beaconsfield (4 miles).... M40 access approximately 10/15 minute drive....

DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the Crossroads along the Amersham Road towards Amersham and then a short distance on your right the property will be found identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

Our client has informed us that there is approximately 122 years remaining on the lease and the maintenance charge is £150 per month and ground rent is £260 per year.

COUNCIL TAX

BAND C

EPC RATING

B

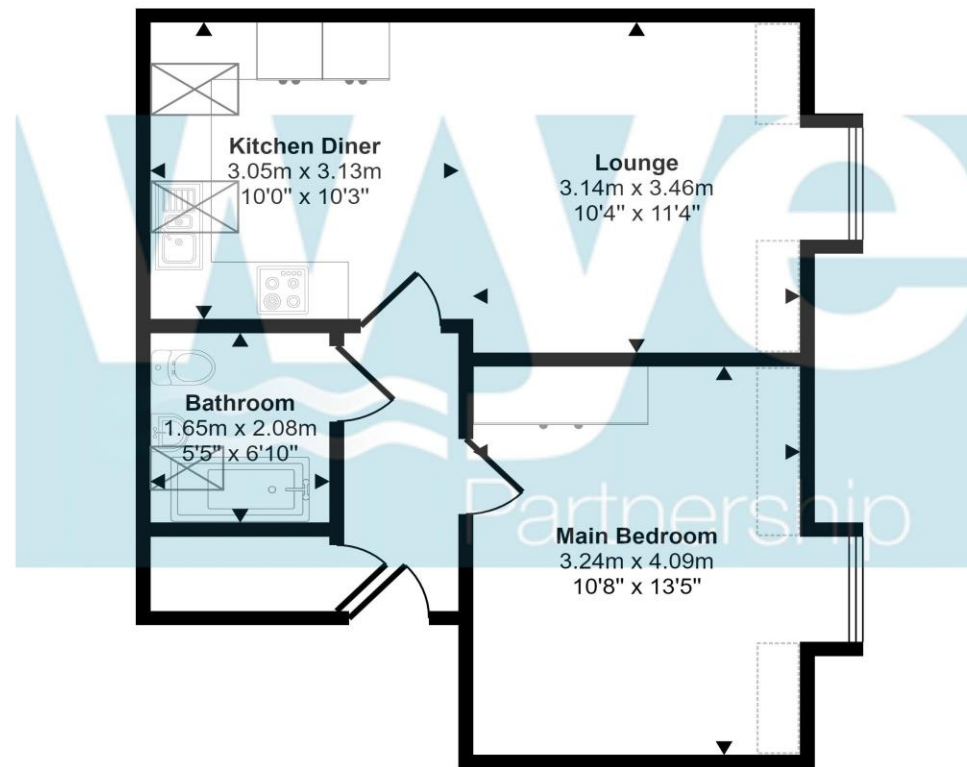
MORTGAGE

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.



Approx Gross Internal Area
46 sq m / 494 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership