



**2c Cherrycroft, Earl Howe Road, Holmer Green, Buckinghamshire, HP15 6PX**

*A charming, ground floor apartment, situated in the sought after village of Holmer Green, overlooking the village pond and close to the local shopping facilities.*

Modern Ground Floor Apartment | Updated And Decorated Throughout | Exclusive For The Over 60's | One Double Bedroom | Own Private Entrance | Entrance Hall | Spacious Lounge With Dining Area And Door To Garden | Modern Fitted Kitchen | Bathroom With Three Piece Shower Suite | Parking To The Rear Of The Property | Pleasant and Well Maintained Secluded Communal Rear Garden | Double Glazed Door Opens To The Garden | Lounge with Feature Gas Fire | Electric Heating | Double Glazing Throughout | Approximately 92 Years Remaining On The Lease |

A wonderful, ground floor apartment, exclusively for the over 60's, situated in the heart of this beautiful Holmer Green village, with the local shopping parade around the corner and the village pond and Common near-by. The property has been tastefully decorated and modernised by the current owner and benefits from car parking at the rear, as well as a maintained communal garden, which you can access through a double glazed door from the living room. To the front of the property is an initial storm porch, which leads through the front door to a lovely welcoming hallway. The modern kitchen has been refitted with white shaker style wall and base units, electric hob and oven, and space for a washing machine and fridge. The bathroom comprises of a low level w.c., wash hand basin with vanity under and a shower cubicle. The bedroom is a good size double and has fitted cupboards, plus there is a cosy living/dining room, which has a feature gas fire and ample space for a small dining table. A viewing is highly recommended on this lovely property.

**Price... £254,800**

Leasehold

Energy Efficiency Rating		Current	Potential
30+1	A		
20-29	B		
15-19	C		
10-14	D		
5-9	E		
1-4	F		
0	G		

Energy efficiency class (lower rating code) | Current: 75 | Potential: 11  
 EU Directive 2002/91/EC | www.epecu.com



## LOCATION

A one minute walk to the village parade of shops and amenities which include a Convenience Store, Pharmacy, Hairdressers, Coffee Shop, takeaways and so much more... An extensive range of shopping facilities at Park Parade, Hazlemere which includes a supermarket... Community-oriented centre based around The Common featuring two Churches, village hall, village pubs and children's playground... Excellent schools for all ages... Three M40 access points within 10/15 minute drive... Buses pass through the village serving Amersham and High Wycombe... Fast trains to London from High Wycombe (3 miles) Great Missenden (3 miles) and Amersham Underground Station Metropolitan Line (4 miles)... Open countryside nearby...

## DIRECTIONS

From the Wye Partnership office at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). At the mini-roundabout take the second exit and ascend Sawpit Hill. Turn right at the brow of the hill into (signed posted Holmer Green) into Wycombe Road. Proceed along this road, which in turn goes into Browns Road and then Pond Approach. At the crossroads junction, just past the parade of shops, turn right into Earl Howe Road and the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Our client has advised us that there is approximately 92 years remaining on the lease with a maintenance charge of approx £93 per month and a yearly ground rent of £200.

## COUNCIL TAX

Band C

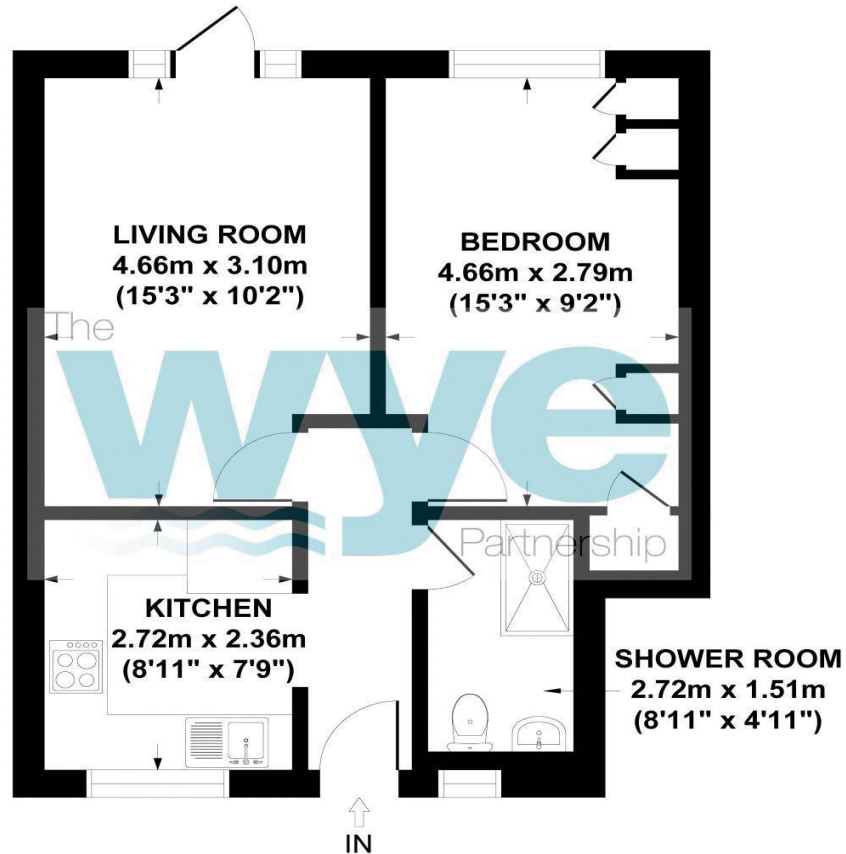
## EPC RATING

D

## MORTGAGE

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





**GROSS INTERNAL  
FLOOR AREA 43 SQ M / 466 SQ FT**

**EARL HOWE ROAD, HOLMER GREEN, HP15 6PX  
APPROX. GROSS INTERNAL FLOOR AREA 43 SQ M / 466 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership