



Flat 5 Pear Tree Court, Turners Place, Holmer Green, Buckinghamshire, HP15 6RL

AA lovely ground floor studio apartment, offered for sale in good condition and ideal for a first time buyer or investment purchase.

Ground Floor Studio Apartment | Communal Entrance | Entrance Hall/Lobby | Living Room/Bedroom With Fitted Cupboards & Sealed Unit Door To The Outside | Nicely Fitted Kitchen | Shower Room | Gas Central Heating | Communal Garden | Long Lease | Ideal First Time Buyer Or Investment Purchase |

An excellent opportunity to purchase this ground floor studio, which is well presented and an ideal purchase for first time buyers or investors. Located on a quiet cul-de-sac in the heart of Holmer Green and ideally situated only yards from the local shops. The property has a communal entrance hall, or there is independent access into the lounge/bedroom, which is large and open plan with two double glazed windows and a sealed unit door to the outside. The kitchen is separate with a double glazed window to the side elevation and is well fitted with appliances, plus there is an inner hallway, which leads to the shower room. The property benefits from gas fired radiator central heating, new sealed unit windows and door and a communal garden to the rear.

Price... £149,950

Leasehold

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
A	
B	
C	
D	66
E	
F	
G	73
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	



LOCATION

Located in the heart of this sought after Chiltern village.... Close to village shops and pond.... The Common is a short walk away.... Beautiful Chiltern Countryside surrounds the village.... Easy walking distance to the village Infant, Junior and Senior Schools.... Catchment area for excellent Grammar Schools... Close to the bus route.... Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles).... Three M40 access points are within a 15 minute drive.... M25 and M1 motorways are also easily accessible....

DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road (signposted Holmer Green). Continue over the mini-roundabout (second exit) and ascend Sawpit Hill. At the brow of the hill, turn right into Wycombe Road and continue along into Browns Road and once in the centre of the village take a right turn just before the shops into Turners Place, where Pear Tree Court is located on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

We have been informed there is approx 115 year left on the lease, the service charge is approx £400 per annum and the ground rent is approx £150 per annum.

COUNCIL TAX

Band A

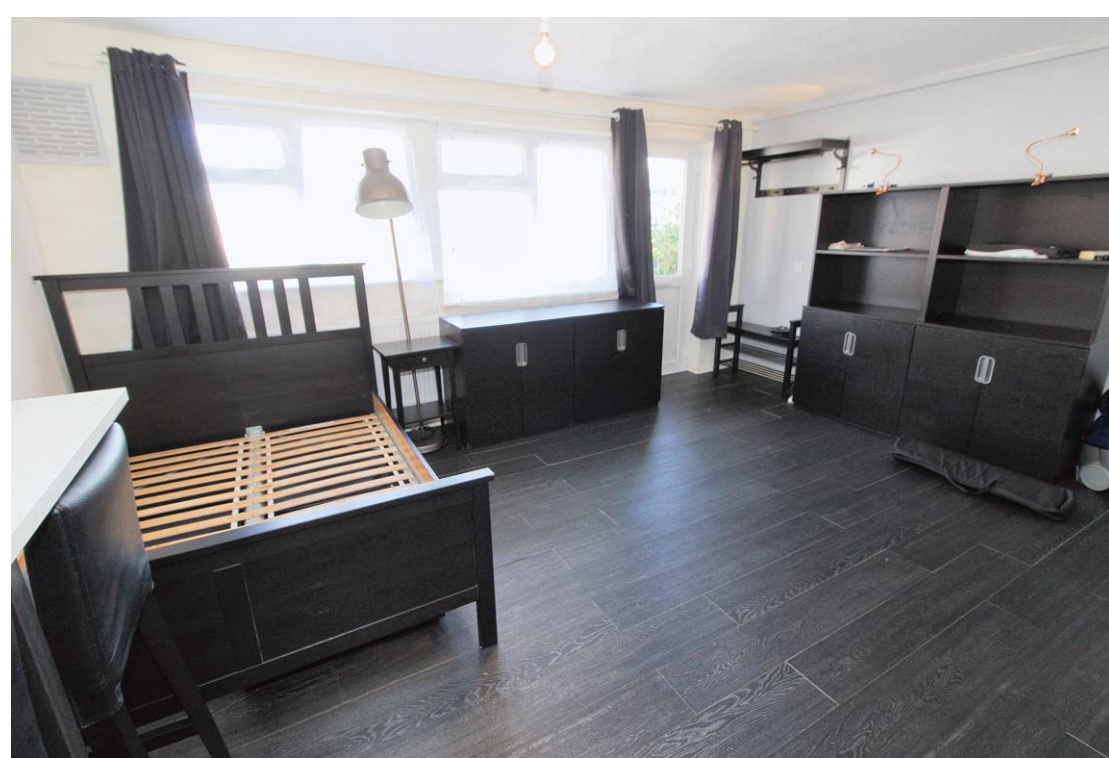
EPC RATING

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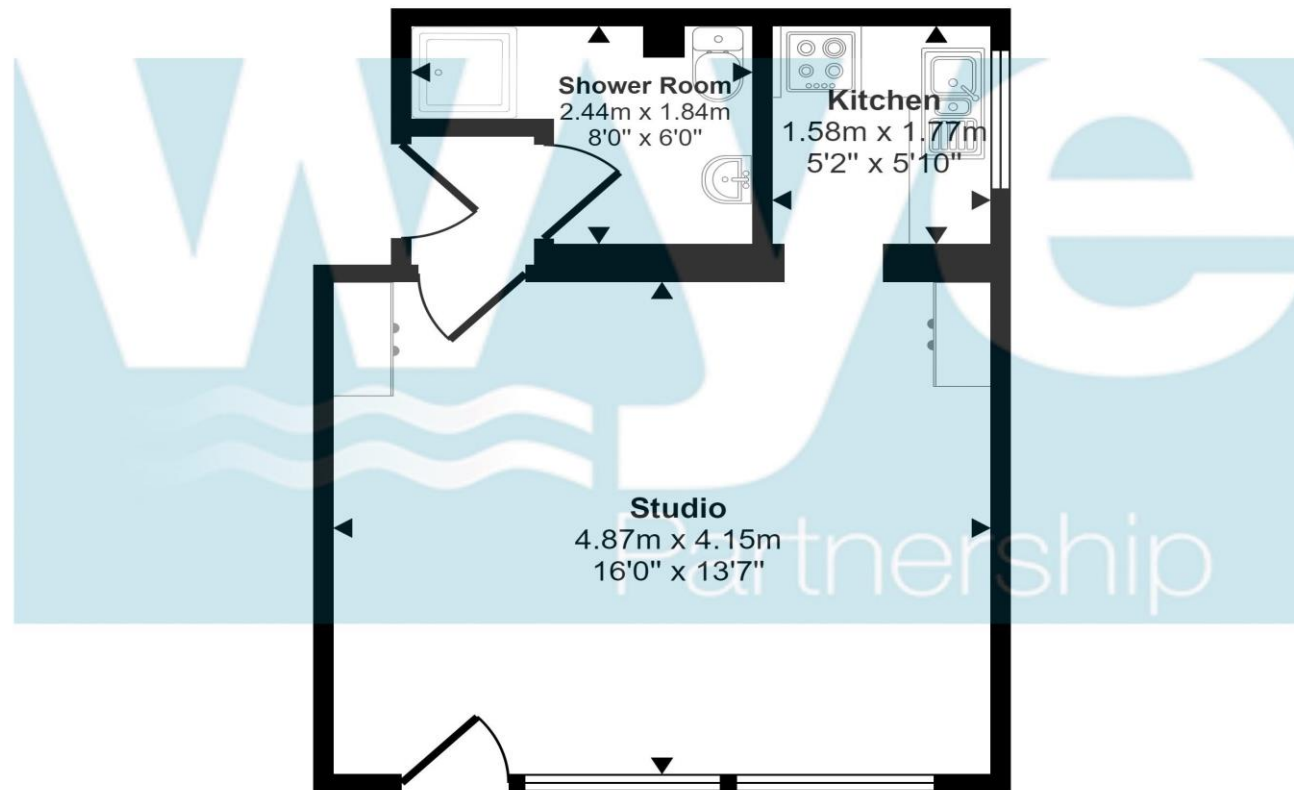
MORTGAGE

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
29 sq m / 311 sq ft



Studio

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.

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership