

**Flat 11 Pear Tree Court, Turners Place, Holmer Green, Buckinghamshire, HP15 6RL**



*An immaculate, ground floor studio apartment situated in the charming village of Holmer Green and comes to market with No Onward Chain.*

Ground Floor Studio Apartment | Communal Hallway | Entrance Hall | Living Room/Bedroom/Kitchenette | Bathroom With Three Piece Shower Suite | Use Of A Patio Area | Door Access To The Communal Garden | Gas Central Heating | Double Glazing | Communal Garden | Security Intercom System | Long Lease | No Upper Chain | Perfect First Time Buyer Or Investment Purchase |

A very well maintained studio apartment, which has been updated by the current owners and is presented in pristine condition with no onward chain. Located in the much sought after village of Holmer Green, the property benefits from gas central heating and double glazing and has the use of a communal garden and a patio area directly outside the rear door. There is a security intercom system, which allows access to a communal hallway and is only shared with one other apartment. Once inside the property, there is an initial entrance hall with the modern bathroom immediately to your left, which comprises of a low level W.C., wash hand basin and shower cubicle. The main area of the apartment faces the garden and provides ample space for a king size bed, a seating area and kitchenette with integrated appliances. The heating is supplied through a modern combi gas boiler, which is located in a cupboard where there is also a new washer dryer included (under 2 years old). Overall, this studio is an excellent purchase for a first time buyer or investment purchaser. NB - the owners are happy to include all the furnishings, such as TV, bed, table and chairs, if required.

**Price... £150,000**

Leasehold

Energy Efficiency Rating		
	Current	Potential
Super efficient - lowest running costs		
A (92+)		
B (81-91)		
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		





## LOCATION

Located in the heart of this sought after Chiltern village.... Close to village shops which include a pharmacy and convenience store.... An extensive range of shops and local amenities in neighbouring Hazlemere.... The Common and the pond 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).... 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 as it changes to Browns Road. 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

Our client has advised us that there is a lease with 113 years remaining and the service charge is £1,156 per year which includes the buildings insurance, and a ground rent of £150 per year.

## COUNCIL TAX

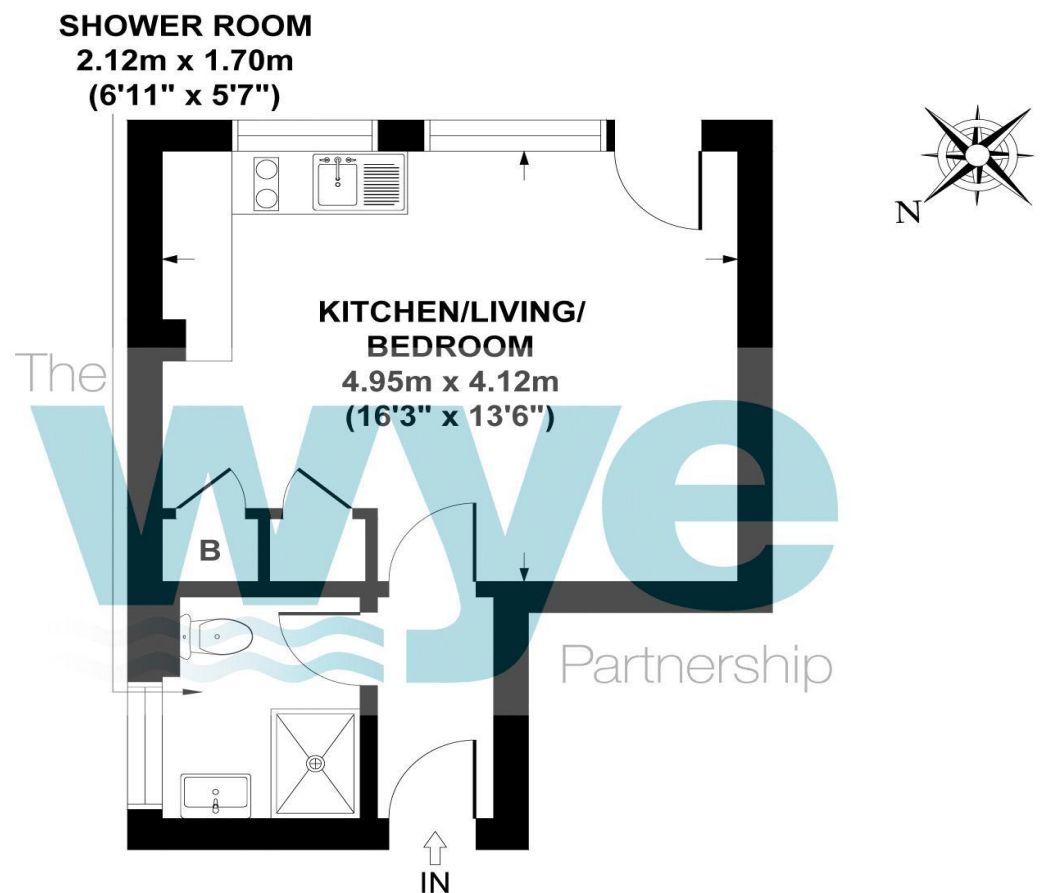
Band A

## EPC RATING

C

*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.*





**GROSS INTERNAL  
FLOOR AREA 27 SQ M / 289 SQ FT**

**FLAT 11 PEAR TREE COURT, HOLMER GREEN, HP15 6RL  
APPROX. GROSS INTERNAL FLOOR AREA 27 SQ M / 289 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership