

Flat 5 Queens Court, 352 Amersham Road, Hazlemere, Buckinghamshire, HP15 7HN



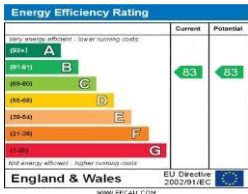
*A smart and modern first floor two bedroom apartment, which was built in 2020 and comes to market with a long lease, no onward chain, allocated parking and has been accordingly Priced To Sell.*

Built In 2020 | Approc 120 Year Lease | Allocated Parking | Security Entry System | Light & Bright Communal Hall | Entrance Hallway | Open Plan Kitchen/Living Room | Fitted Kitchen | Integrated Appliances | Two Double Bedrooms | Main Bedroom With Fitted Wardrobe And En-suite | Family Bathroom | Combi Boiler | Underfloor Heating Throughout | Double Glazing | No Onward Chain |

This beautiful apartment was built by W.E. Black Ltd only 5 years ago and is conveniently located to all local amenities. There is an allocated parking space close to the entrance, (security entry system) to the communal hallway, which is light and bright with carpeted stairs to the first floor. Once inside the apartment, the entrance hall gives access to the whole property, which is double glazed and has underfloor heating throughout with individual thermostats to each room. There is an open plan kitchen/living room with grey gloss wall and base units, fully integrated appliances and dual aspect windows to front and side. The two bedrooms are both doubles with the principal enjoying the benefit of a fitted wardrobe and an ensuite shower room. There is also the family bathroom, which is fitted with a three piece suite comprising a low level W.C., wash hand basin and bath with shower over. This beautiful apartment is available with no onward chain and has been priced to sell. Viewings Highly Recommended.

**Price... £325,000**

Leasehold





### LOCATION

Sought after village.... Large areas of open countryside nearby.... Local amenities at Hazlemere Crossroads including Tesco Express, Little Waitrose, library, bank, 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 (4.5 miles).... Three M40 accesses are 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 advised us that there is approximately 120 years left on the lease and the current service charge is approximately £1,477 per year and ground rent being no more than £250 per year.

### COUNCIL TAX

Band D

### EPC RATING

B

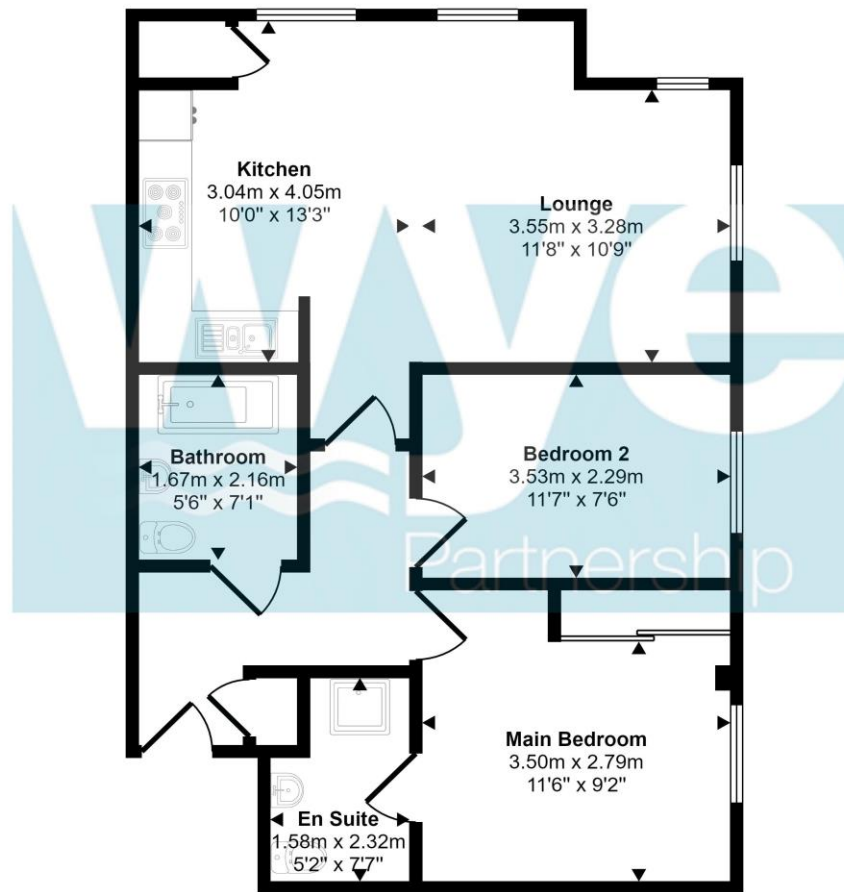
### MORTGAGE

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  
64 sq m / 691 sq ft



Floorplan

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