



Flat 3 Colville House, Cryers Hill Road, Cryers Hill, Buckinghamshire, HP15 6LJ

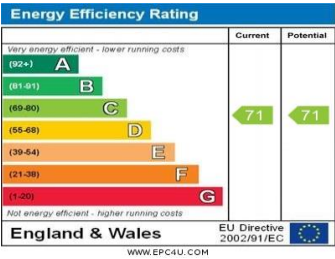
Superb, spacious, two bedroom, first floor apartment with two parking spaces and private courtyard garden.

1980's Built by Soden Builders | Long Lease - 965 Years Remain Plus Low Costs | Spacious Accommodation | Large 'L' Shaped Entrance Hall | Two Double Bedrooms | Family Bathroom | Kitchen | Gas Fired Radiator Central Heating | Sealed Units | 19' Lounge/Dining room | Decked Balcony | Enclosed, Courtyard Garden, Plus Shed With Power | Two Allocated Parking Spaces |

Non-estate located, good sized, first floor apartment with two bedrooms, allocated parking for two cars and its own private garden. Purpose built in the 1980's, the property is presented in good order throughout with gas fired radiator central heating and sealed unit windows. A carpeted, communal staircase leads to a communal landing with access to the property. Once inside the property, there is a large 'L' shaped entrance hall, which serves all the rooms; two double bedrooms, bathroom, fitted kitchen and the 19' lounge/dining room with doors opening to the decked balcony, which has access to the private courtyard garden. The property also comes with the remainder of a 999 year lease and low service costs.

Price... £290,000

Leasehold



LOCATION

Part of the well regarded Hamlet of Cryers Hill.... The popular Great Kingshill School is just a short walk away.... Catchment for the excellent Grammar Schools.... The local convenience store/post office a short walk away.... Extensive range of shops in near-by Hazlemere.... High Wycombe Shopping Centre a short drive away which includes a cinema and restaurants.... Buses connecting High Wycombe (3 miles) and Great Missenden (3.5 miles) pass close by and both towns provide London trains, the former a 25 minute service to Marylebone.... Amersham (7 miles) provides an Underground Station (Metropolitan Line).... Two M40 access points are 10/15 minutes' drive.... Large expanses of open countryside are on the doorstep....

DIRECTIONS

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout turn left into Western Dene. Follow the road along, as it becomes Brimmers Hill and continue as the road changes into North Road. At the Grange Road crossroads, turn right into Cryers Hill Lane and continue to the end of the road. At the junction, turn right onto Cryers Hill Road and the property will be found on the right hand side with parking located to the rear of the property.

ADDITIONAL INFORMATION

We have been informed by the owner there are 965 years remaining on the lease, an annual service charge of £256.00 and yearly insurance of £500.00.

COUNCIL TAX

Band C

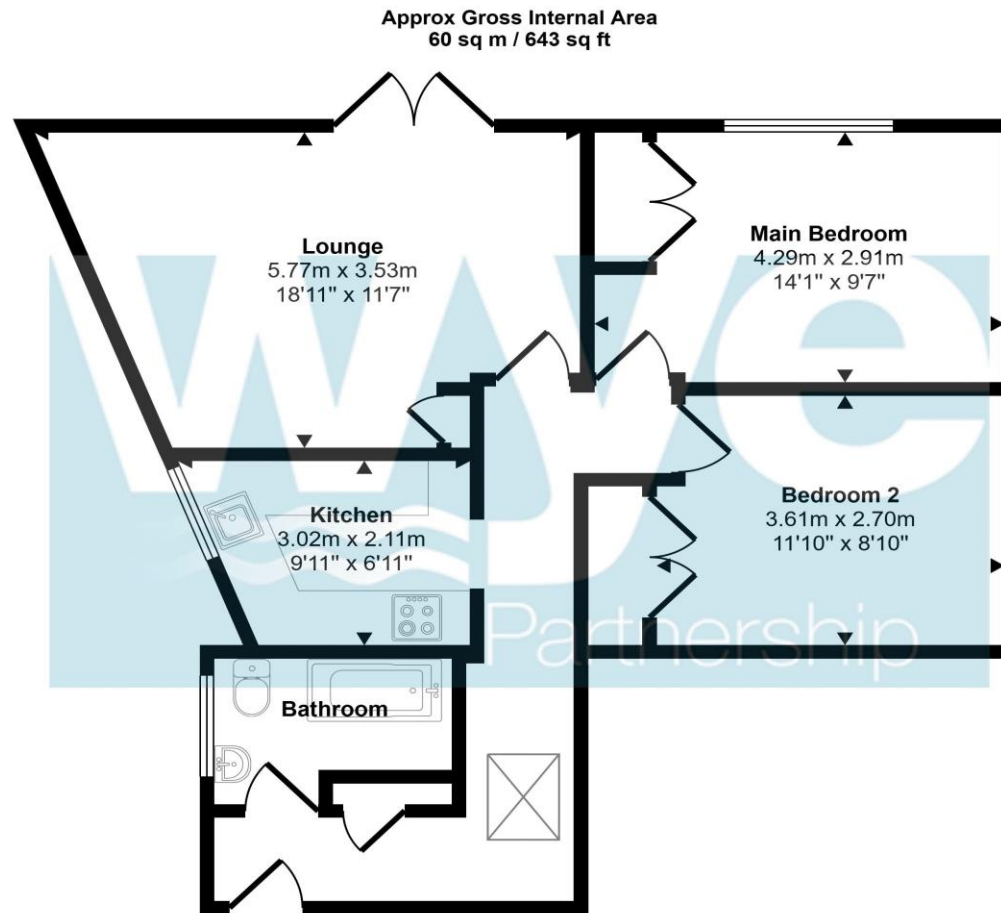
EPC RATING

C

MORTGAGE

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





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