



14 Hughenden Court, Penn Road, Hazlemere, Buckinghamshire, HP15 7BP

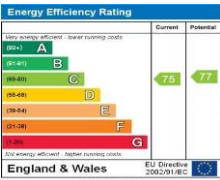
A first floor, retirement apartment, conveniently located to local amenities in the popular village of Hazlemere. No Onward Chain!

Well Presented First Floor Apartment | Popular McCarthy & Stone Retirement Development For Over 60's | Living Room With Dining Area | Kitchen With Integrated Appliances | Spacious Double Bedroom With Fitted Wardrobes | Shower Room | Double Glazing And Electric Heating Throughout | 24 Hour Emergency Care Line | Communal Lounge And Kitchen For Residents | Guest Suite, With Twin Beds & En-Suite Shower Room | Communal Laundry Room | Excellently Landscaped, South Facing Communal Garden | House Manager | Parking (Additional Cost) | No Onward Chain |

A spacious, first floor, retirement apartment, specifically for the over 60's and is located in the popular McCarthy and Stone Retirement Development in Hazlemere. Inside the property is a hallway leading to a good size double bedroom, shower room with W.C., wash hand basin and shower, living/dining room and kitchen fitted with integrated appliances. The property is double glazed and has electric heating throughout. The development is well kept and provides residents with a communal garden, residents communal lounge and kitchen, guest suite, house manager, security entry system, laundry room and a 24-hour emergency line. Parking spaces are available on request and are paid for yearly. No Onward Chain!

Price... £180,000

Leasehold



LOCATION

Short level walk to library, Doctor's surgery, Dentist, pharmacy, Tesco Express, two garages and a selection of restaurants and takeaways.... Buses pass Hughenden Court to High Wycombe, 2 1/2 miles, with 25 minute London trains.... Beaconsfield, 4 1/2 miles, and Amersham 5 miles, with London trains.... Expanses of countryside close to hand.... Three M40 access points approximately 10 minutes' drive....

DIRECTIONS

From the office of The Wye Partnership at Hazlemere Crossroads, proceed along the Penn Road (B474) signposted to Penn. Take the first turning right into Oakengrove Road and the development is situated along on the right hand side.

ADDITIONAL INFORMATION

We have been informed by the owner there is a service charge of £261.91 per month and a ground rent charge of £425 per annum. The length of the lease is approximately 111 years.

COUNCIL TAX

Band B

EPC RATING

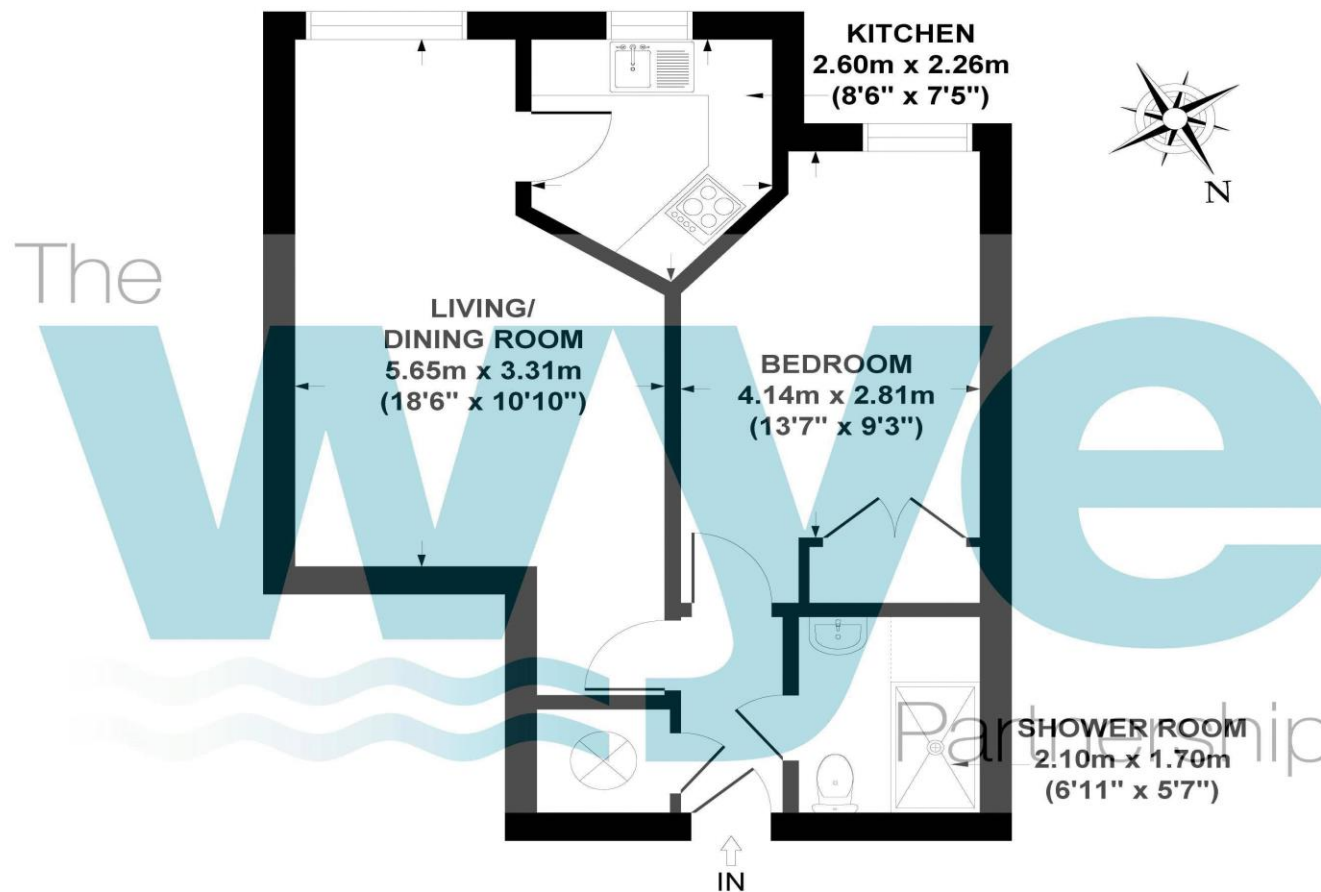
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MORTGAGE

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.





**GROSS INTERNAL
FLOOR AREA 45 SQ M / 484 SQ FT**

**HUGHENDEN COURT, PENN ROAD, HAZLEMERE, HP15 7BP
APPROX. GROSS INTERNAL FLOOR AREA 45 SQ M / 484 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

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wyeres.co.uk

The **wye** Partnership