



# Flat 5 Beechwood Mansions

253 Amersham Road, High Wycombe

- Exclusive, First Floor, Duplex Apartment Within A Gated Development - Share Of Freehold
- Electric Security Gates - Garage - Parking - Communal Garden
- Two Bedrooms - Family Bathroom - Ensuite
- Large Living/Dining Room - Fitted Kitchen - Private Roof Terrace
- Double Glazing - Underfloor Heating

Excellent location... Large areas of open countryside nearby... Excellent local amenities at Hazlemere Crossroads which include a Little Waitrose, Tesco Express, butchers, pharmacy, library, doctors and dentist... Extensive range of shopping facilities in nearby Park Parade which includes coffee shops, butchers, dry cleaners, Boots and supermarket... Super local schools, Infants, Juniors, Secondary and catchment to the excellent Grammar Schools... Local bus routes to High Wycombe (1 mile) with 25 minute London trains... Amersham Underground Station Metropolitan Line (5 miles)... Train services also from Beaconsfield (5 miles)...Three M40 accesses are approximately 10 minute drive....

Council Tax band: E

Tenure: Share of Freehold - Our client has advised us that the property is share of freehold with a lease of 125 years from 2006. There is a quarterly service charge of £540.00.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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A stylish, top floor, duplex apartment in the desirable Beechwood Mansions with its own private roof terrace, parking and garage.

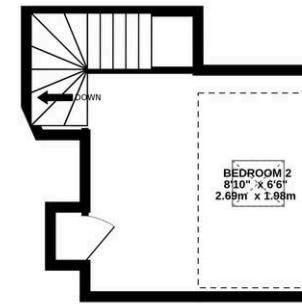
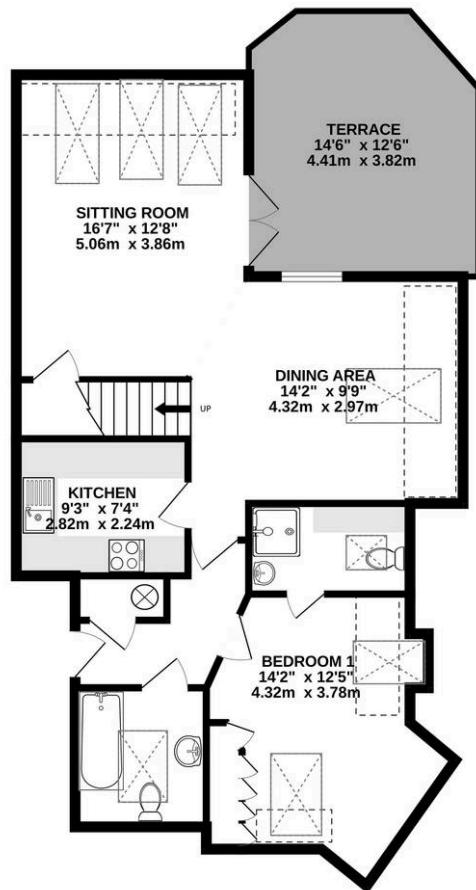
A well appointed, second floor, duplex apartment, situated in a gated development and located in the popular village of Hazlemere, close to shops and local amenities. This modern apartment offers contemporary living with the added bonus of a lovely private roof terrace that overlooks the garden, as well as a single garage and parking. The well kept, communal hall area is neat and tidy with stairs leading to the second floor where you enter the apartment's entrance hall. There is a large open plan living/dining area that has French doors leading to the roof terrace. The two bedrooms are on separate floors with the principal enjoying the benefit of an ensuite shower room and fitted wardrobes. The second bedroom is accessed by a small set of stairs. The kitchen is fitted with shaker style wall and base units and integrated appliances. The main bathroom is fitted with a three piece suite comprising a low level W.C., wash hand basin and bath. The apartment is heated with an underfloor heating system that is serviced by a gas boiler and there is double glazing installed throughout. This is a must see apartment that would be an ideal first time buyer purchase or downsizer or even an investment purchase.



GARAGE  
134 sq ft. (12.4 sq m.) approx.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1014sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Wye Partnership Hazlemere

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