

7 Clementi Avenue, Holmer Green, Buckinghamshire, HP15 6TN

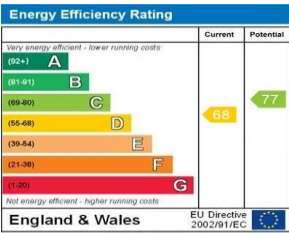
A well presented, ground floor apartment situated on this wonderful small development, close to village common, pond and all the villages amenities.

Ground Floor Apartment | Spacious Accommodation | Well Presented Throughout | Located On The Clementi Development | Security Entrance Intercom | Communal Entrance Hall | Impressive 28' Entrance Hall | 'L' Shaped Living/Dining Room | Kitchen | Two Double Bedrooms | Modern Shower Room | Attractive Communal Garden | Gas Central Heating | Double Glazing | Single Garage | Long Lease | Rarely Available | Viewing Recommended | No Onward Chain |

Superbly located on the ever-popular Lady Clementi Development, is this ground floor apartment with patio doors opening to the communal gardens and small patio area. The property provides well-proportioned accommodation with gas central heating and double glazed windows. There is a security entrance system leading to the carpeted communal area and then to the main entrance hall, which is large and leads to the two double bedrooms. The 'L' shaped living/dining room is a good size with ample space for a dining table and has patio doors opening to the communal grounds. There is the kitchen, which is a good size and a shower room. Outside, there is an attractive communal garden and single garage in a block to the rear. The property comes to the market with a long lease and No Onward Chain - completion is after the 1st of October.

Price... £319,950

Leasehold



LOCATION

Part of this delightful Chiltern village situated on the ever popular Lady Clementi development.... Only yards from the village common and shops.... Convenient for good local schools (serving children of all ages).... Catchment for the excellent Grammar Schools.... Buses pass through the village serving High Wycombe (3 miles) Amersham (5 miles) and Beaconsfield (5 miles) - London bound trains from High Wycombe 25 minutes.... Amersham Underground Station Metropolitan Line.... Three M40 access points within 15 minutes drive....

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 through the village centre passing the shops. After the village pond on the right take the next turning right into Clementi Avenue. Continue along, and the property will be found on the lefthand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

Lease and charges to be confirmed by owner.

COUNCIL TAX

Band C

EPC RATING

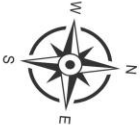
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MORTGAGE

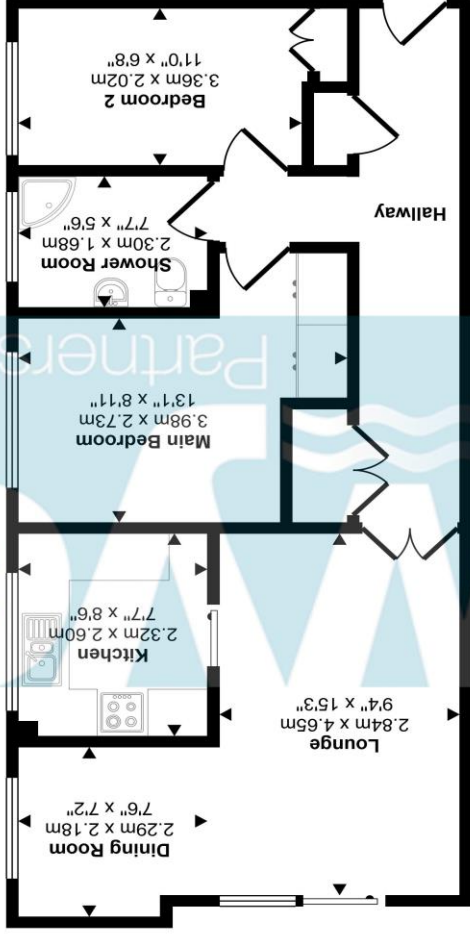
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.





Approx Gross Internal Area
61 sq m / 654 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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