wye Partnership

Flat 12 Queens Court, 352 Amersham Road, Hazlemere, Buckinghamshire, HP15 7HN

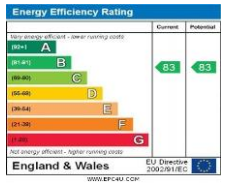
A modern and stylish apartment, which has been beautifully improved by the current owner and is located in the popular village of Hazlemere, close to shops and local amenities.

Built In 2020 | 125 Year Lease from 2020 | Allocated Parking | Security Entry System | Light & Bright Communal Hall | Entrance Hallway | Open Plan Kitchen/Living Room | Beautiful, Fitted Kitchen | Integrated Appliances | Two Double Bedrooms | Main Bedroom With Ensuite | Modern Family Bathroom | Combi Boiler | Underfloor Heating Throughout | Double Glazing | Excellent First Time Buyer/Investor Purchase |

A stunning, first floor apartment, which was built by W.E. Black Ltd in 2020 and is immaculately presented and finished to a high specification with allocated parking. The property has a security entry system allowing access to a bright and tidy communal hallway with carpeted stairs to the first floor. Once inside the apartment, the hall provides access to the whole of the property and a store cupboard. There are two double bedrooms facing the rear of the building with the principal bedroom benefiting from a balcony and an ensuite that comprises of a low level W.C, wash hand basin and shower. The main family bathroom has a three piece, bathroom suite. There is a large, open plan, living/dining/kitchen area, which is front aspect facing. The kitchen has been re-fitted by the current owner with shaker style wall and base units, quartz worktops, fully integrated appliances and ample space for a dining table. The apartment has been fitted with double glazed windows throughout, as well as underfloor heating in all rooms, which is powered by a gas combi-boiler and individual thermostats in each room. Quite simply a stunning apartment that must be viewed to be appreciated.

Price…Offers in Excess of £350,000

Leasehold



LOCATION

Sought after village.... Large areas of open countryside nearby.... Local amenities at Hazlemere Crossroads including Tesco Express, Little Waitrose, Asda Express, library, 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.... London Underground Station (Metropolitan Line) in Amersham (5 miles).... London train service also available from Beaconsfield (4 miles).... M40 access 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 informed us that there is approximately 120 years remaining on the lease and the maintenance charge is £1800 per year and ground rent is £250 per year.

COUNCIL TAX

Band D

EPC RATING

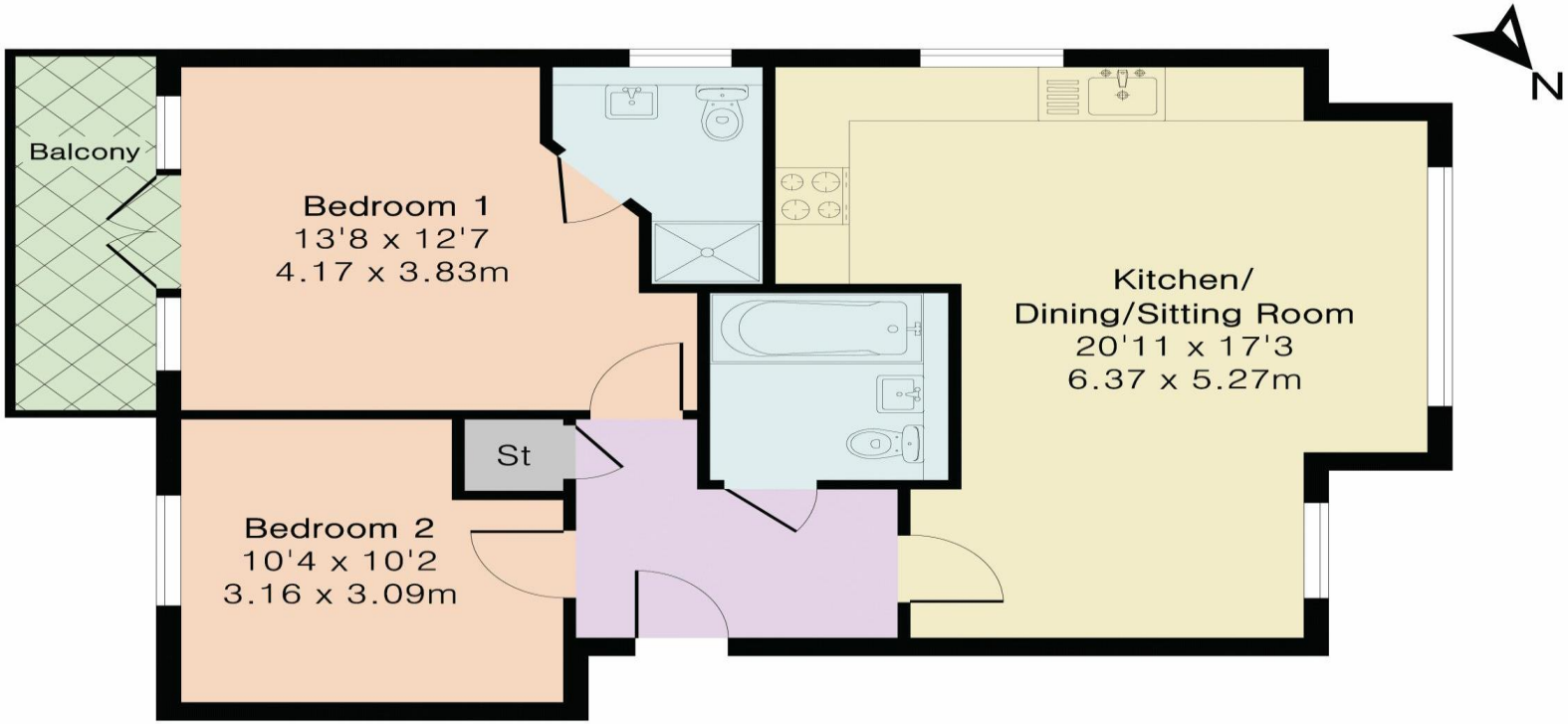
B

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 on as statements of representation of fact and do not constitute any part of an offer or contract.

Approximate Gross Internal Area 686 sq ft - 64 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The wye Partnership