

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

A lovely, ground floor apartment situated on a quiet cul-de-sac in the popular village of Holmer Green. No Onward Chain.

Spacious Accommodation And Superbly Located | Rarely Available And As Such An Early Viewing Is Recommended | Security Intercom | Communal Entrance Hall | Impressive 28' x 4' Reception Hall | 'L' Shaped Double Aspect Living/Dining Room | Modern Fitted Kitchen | Two Double Bedrooms | Modern Bathroom | Attractive Communal Garden | Gas central heating | Double Glazing | Single Garage | Long Lease | No Onward Chain! |

Superbly located on the ever popular Lady Clementi Development, is this ground floor apartment enjoying a small patio area with an outlook over a green. The property provides well proportioned accommodation with gas central heating and double glazing. There is a security entrance system into the well maintained communal entrance, and then on entering the apartment, there is a large entrance hall and two double bedrooms with rear aspect. The 'L' shaped living/dining room is a good size with ample space for a dining table and with patio doors opening to the patio area. The kitchen has been refitted with wall and base units and integrated appliances, and the bathroom is modern with low level W.C., wash hand basin and shower. To the outside, there is an attractive communal garden and single garage. The property comes to market with a long lease and No Onward Chain.

Price... Guide Price £325,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



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 right turn into Clementi Ave and continue along, and the property will be found on the left identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

Our client has advised us that there is approximately 118 years left on the lease and there is a ground rent of £200 per year, a maintenance charge of £1400 per year and insurance is £375 per year.

COUNCIL TAX

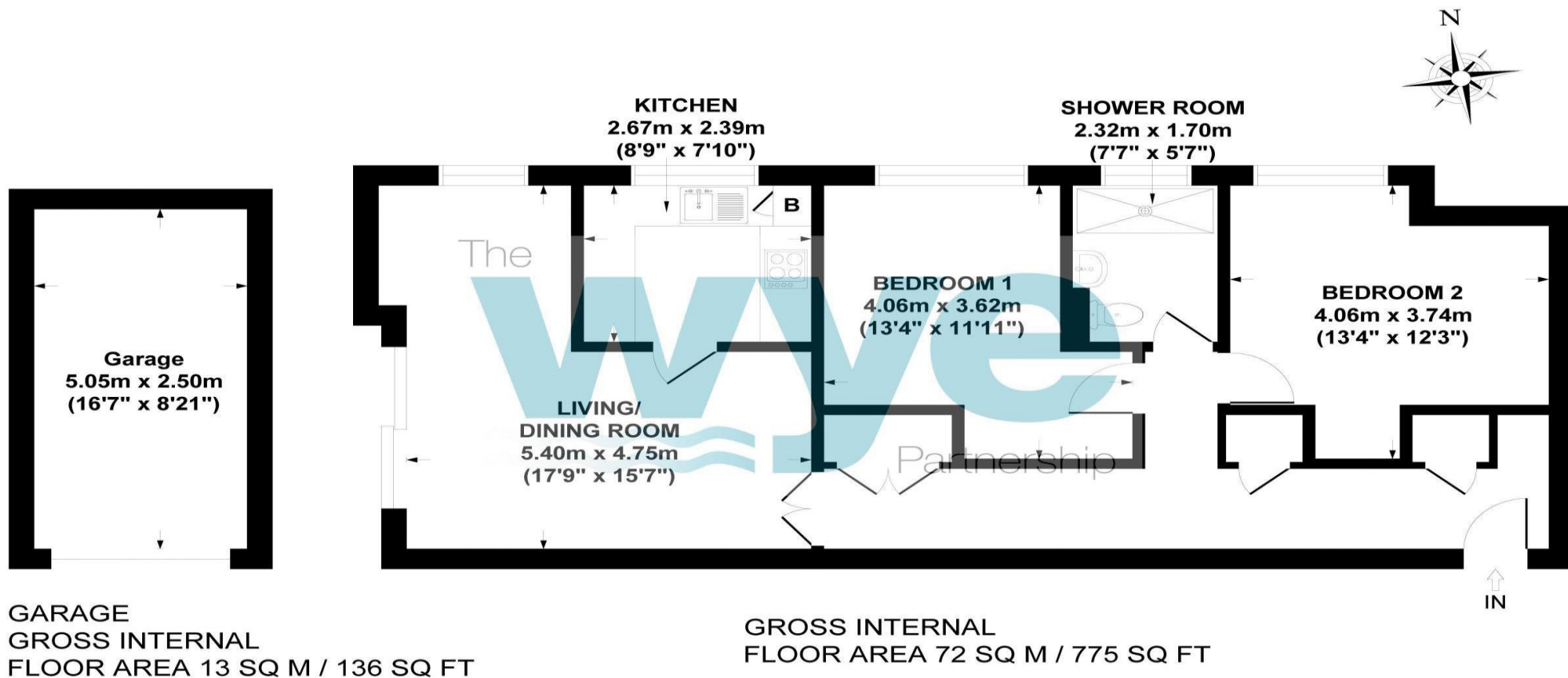
Band C

EPC RATING

C

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.





CLEMENTI AVENUE, HOLMER GREEN, HP15 6TN
APPROX. GROSS INTERNAL FLOOR AREA 85 SQ M / 911 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership