



**Flat 14 Queens Court, 352 Amersham Road, Hazlemere, HP15 7HN**  
**£250,000**

# Flat 14 Queens Court 352 Amersham Road

Hazlemere, High Wycombe

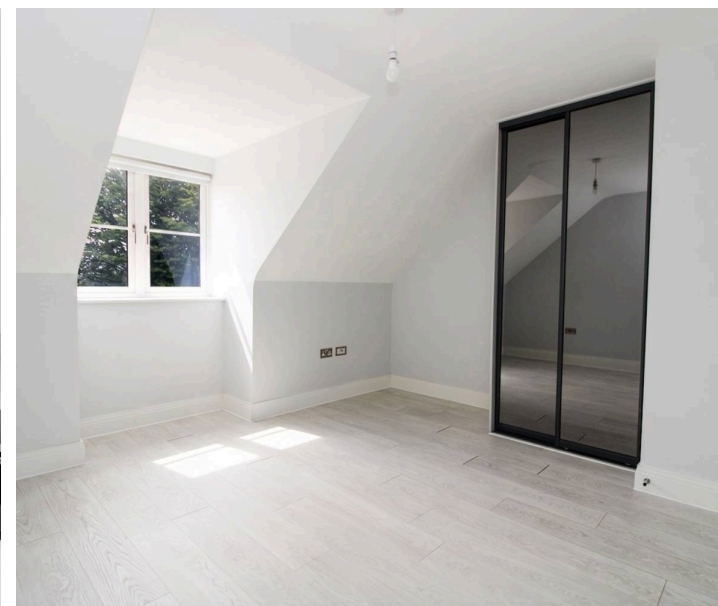
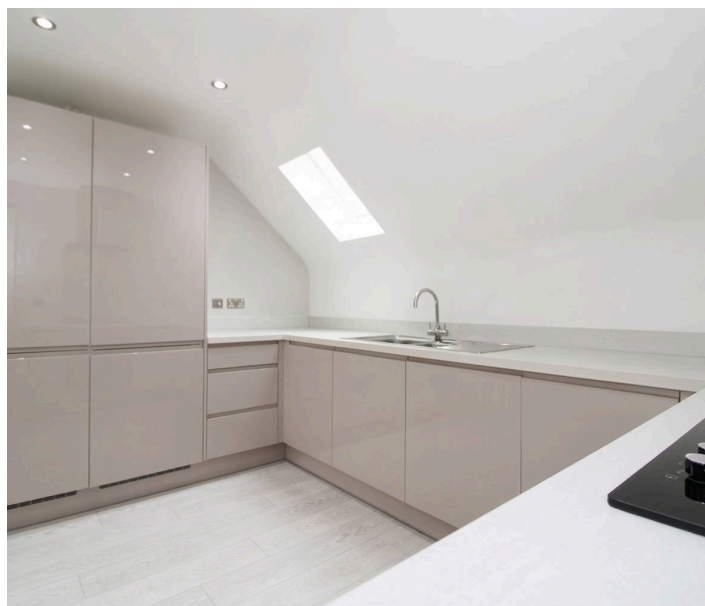
- Modern Second Floor Apartment - Built In 2020 By W.E. Black Ltd To A High Standard
- One Double Bedroom - Modern Bathroom - Allocated Parking
- Open Plan Kitchen/Living Room - Security Entry System
- Double Glazing - Underfloor Heating Throughout
- Long Lease - Must Be Viewed

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 and Amersham (5 miles) with London Underground trains (Metropolitan Line), train service also available from Beaconsfield (4 miles).... M40 access approximately 10/15 minute drive....

Council Tax band: C

Tenure: Leasehold - There are approx 119 years remaining on the lease. There is a maintenance charge of £1675 per year and a ground rent charge of £250 per year.

EPC Energy Efficiency Rating: B

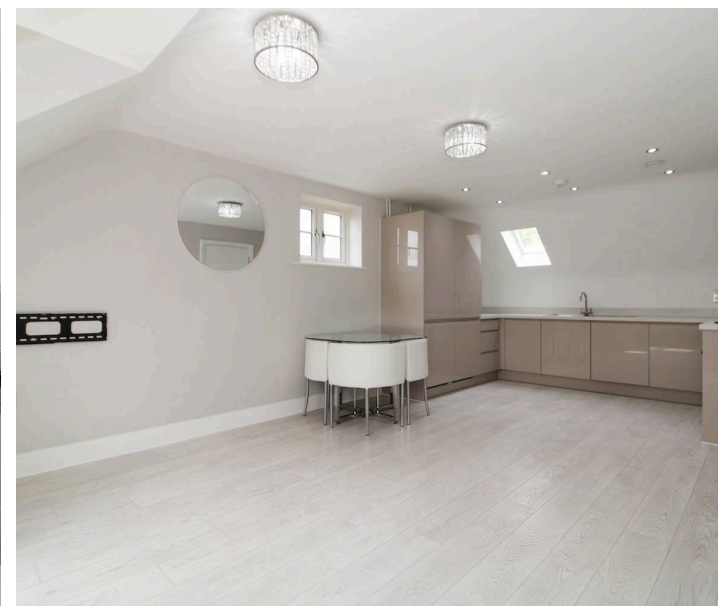
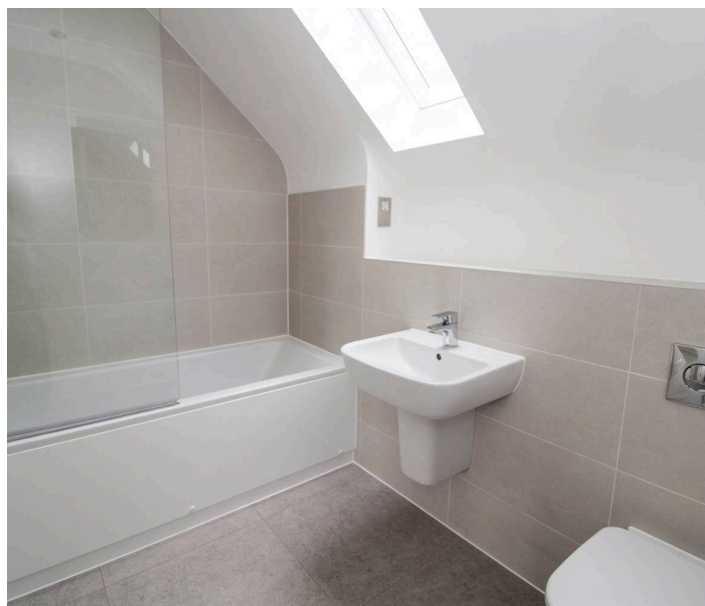


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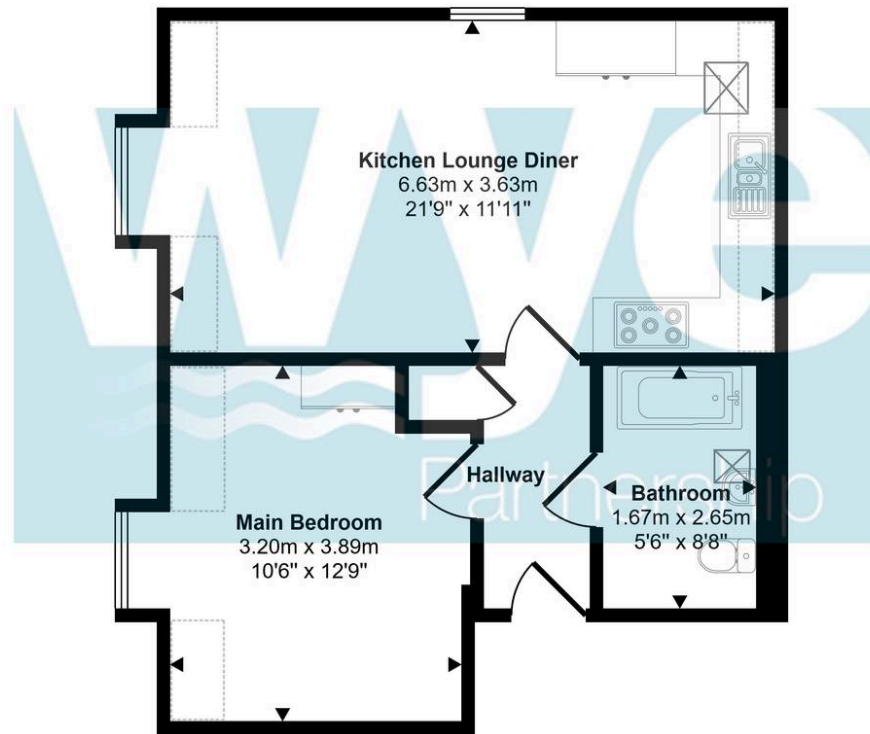
Hazlemere, High Wycombe

A modern, one bedroom, second floor apartment (built 2020) with open plan living, fitted kitchen, underfloor heating, allocated parking, security entry, and long lease. Close to local amenities.


This beautifully presented one bedroom apartment is situated on the second floor of a modern development, constructed in 2020 by the reputable W.E. Black Ltd and finished to a high standard throughout and ideally located for all local amenities. The property offers a thoughtfully designed layout, featuring a spacious double bedroom with fitted wardrobe and a contemporary bathroom fitted with quality fixtures and fittings. There is an impressive open plan kitchen/living/dining room, that provides a bright and airy space ideal for both relaxing and entertaining. The kitchen is equipped with integrated appliances and ample worktop space. Underfloor heating runs throughout the apartment, with individual thermostat controls ensuring a warm and comfortable environment in every room, and double glazing throughout. A security entry system provides peace of mind for residents and allows access to a carpeted communal, light filled entrance hall, and the property includes an allocated parking space for convenience. The apartment is offered with a long lease, making it an excellent choice for both first-time buyers and investors seeking a modern, low-maintenance property. With high-quality finishes, a practical layout, and all the benefits of contemporary living, this property must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment and to experience the comfort and style this outstanding apartment has to offer.



Approx Gross Internal Area  
48 sq m / 514 sq ft



Floorplan

 Denotes head height below 1.5m

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.

## The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier. |

