



19 Springfields, 100 Hazlemere Road, Penn - HP10 8AS

In Excess of £200,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain
- Walking distance of Hazlemere crossroads, local shops, schools, village amenities, Common Wood; ideal for dog walking and countryside walks and transport links

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities. The property is close to sought after Manor Farm schools with Buckinghamshire being renowned for its state and private education. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation there are local parks, Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports center on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.

Council Tax band: C / EPC Rating: D

Tenure: Leasehold



This well-presented one bedroom first floor flat is offered for sale with no onward chain and is ideally situated within walking distance of Hazlemere crossroads, providing easy access to local shops, schools, village amenities, Common Wood, and convenient transport links.

The property features a welcoming entrance hall with useful storage cupboards. The spacious sitting and dining room is enhanced by a large picture window that allows for an abundance of natural light. The fitted kitchen is equipped with a range of base and eye level units, complemented by an integrated oven and extractor. The bedroom is generously proportioned and benefits from its own picture window overlooking the front. The accommodation is served by a well equipped bathroom.

The property also benefits from a well-maintained exterior and communal grounds contributing to a pleasant and appealing setting. For added convenience, there is allocated parking.

Lease Details:

Commencing on 11 April 2013 and expiring on 23 June 2112

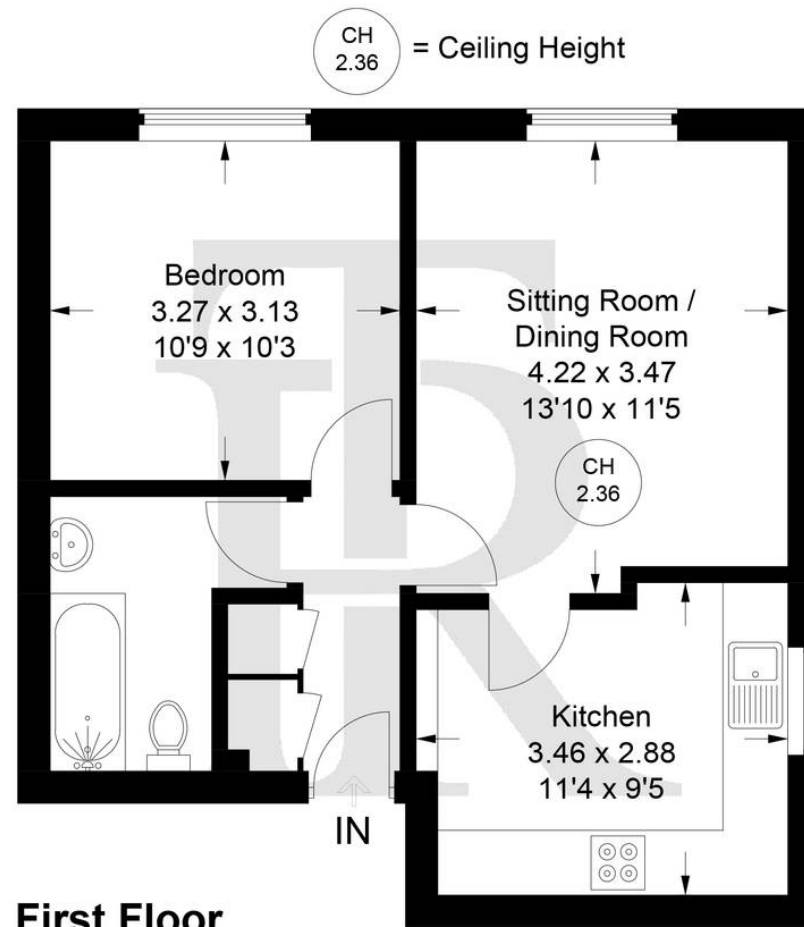
Current rent and rent payment dates:

£250.00 per annum to increase every twenty years in line with RPI, starting from 23 June 2033.

Service charge:

£1,500 for the year 1 July 2026-30 June 2027





First Floor

19 Springfields, HP10 8AS

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft



Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.