

14a Oakengrove Court Oakengrove Road, Hazlemere - HP15 7LW  
£209,000

 **TIM RUSS**  
& Company



- Set at the end of a quiet cul de sac, walking distance to all amenities at Hazlemere crossroads, is this beautifully presented one bedroom ground floor apartment for the over 60s.
- Offered for sale with no onward chain and owning a share of the freehold

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 in the catchment area for the sought after Manor Farm schools. Buckinghamshire is 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 two local parks, one opposite and one a short walk to Ashley Drive. 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: Share of Freehold / 151 years remaining on lease / Service Charge: £900 per annum**



Nestled at the end of a tranquil cul de sac, within strolling distance of all the conveniences that Hazlemere crossroads has to offer, lies this beautifully maintained one-bedroom ground floor apartment for the over 60s. With the added benefits of no onward chain and a share of the freehold, this property has recently undergone a comprehensive refurbishment, boasting a brand-new boiler and kitchen.

As you step into the apartment, a welcoming entrance hall greets you, complete with a generously sized storage cupboard that houses plumbing facilities and space for a washing machine. An additional ample storage space is conveniently designed to accommodate coats and shoes.

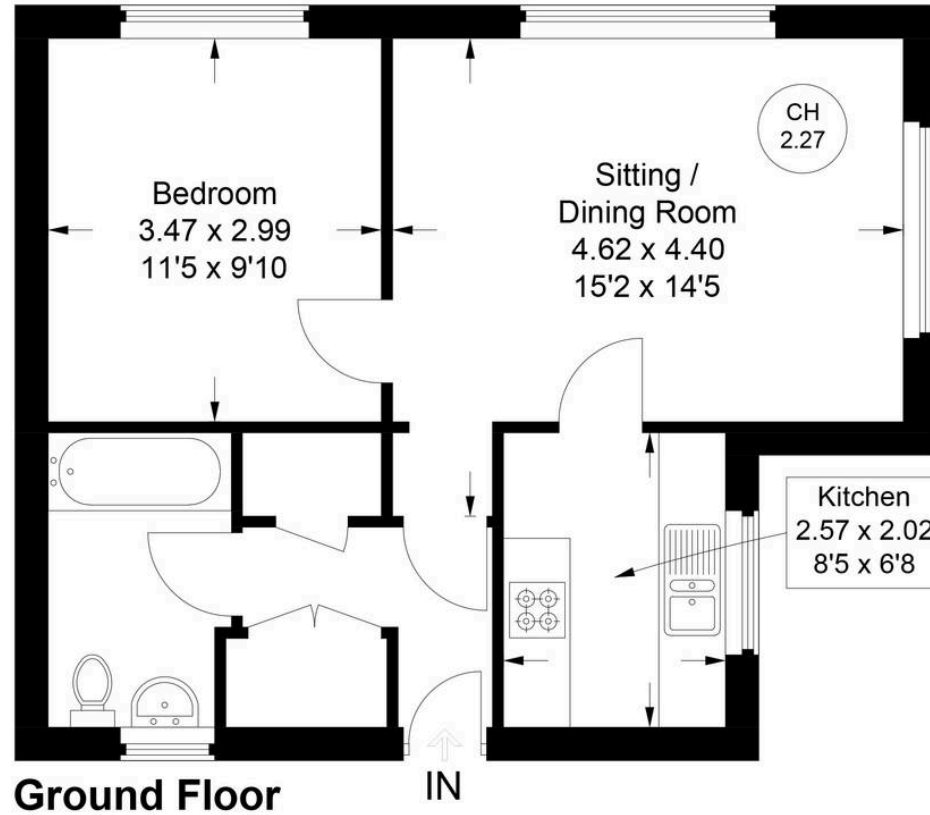
The living space comprises a bright and airy sitting room, benefiting from dual aspects and providing access to both the kitchen and bedroom area. The kitchen has been recently renovated and now features top-of-the-line Siemens double oven and microwave, a fitted dishwasher, and ample space for an upright fridge freezer with plenty of storage cupboards.

The spacious double bedroom offers abundant natural light and ample room for a triple wardrobe and a chest of drawers. The bathroom is well appointed and features an electric shower over the bath for added convenience.

Externally, the communal gardens are thoughtfully landscaped and lovingly maintained, with numerous appealing seating areas sprinkled throughout. The property also benefits from allocated parking as well as visitor spaces, ensuring hassle-free parking for both residents and guests alike.



CH  
2.27 = Ceiling Height



### 14A Oakengrove Court, HP15 7LW

Approximate Gross Internal Area = 43.4 sq m / 467 sq ft

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

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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