



**Flat 45 Uplands House, Four Ashes Road, Cryers Hill, HP15 6DY**  
**£260,000**

# Flat 45 Uplands House Four Ashes Road

## Cryers Hill

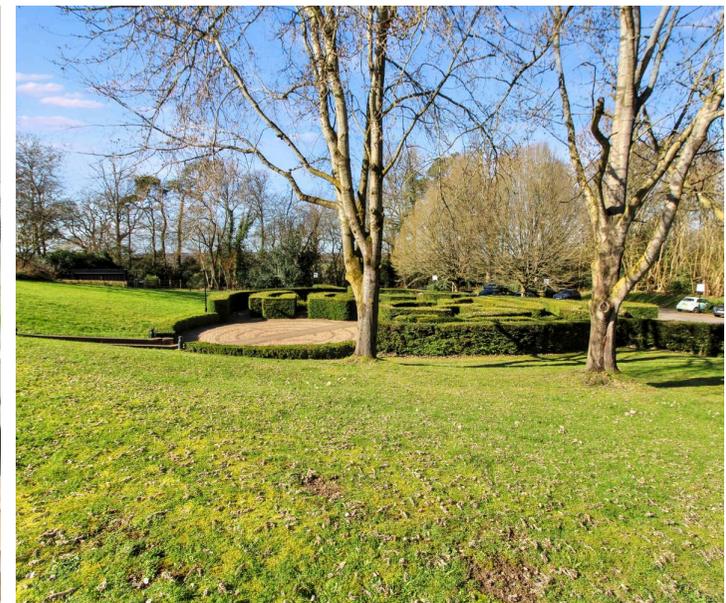
- Stunning First Floor Apartment Set In 18 Acres Surrounded By Countryside
- Exclusive Grade 2 Listed Development With Gated Access, CCTV & Private Allocated Parking
- Open Plan Living/Dining/Kitchen
- Large Bedroom Plus Luxury Bathroom With Underfloor Heating
- Gas Central Heating, Double Glazing And Communal Gardens

The Uplands House Development is set in 18 acres of landscaped grounds.... Re-developed and sympathetically converted into individual properties.... An area of Outstanding Natural Beauty, surrounded by large expanses of delightful open countryside.... This prime location is perfect for those seeking a peaceful retreat whilst still being within easy reach of nearby amenities and transport links.... Buses locally connect to High Wycombe (3 miles) With the Eden Shopping Centre and Great Missenden (3 miles) and both towns provide London trains, the former a 25 minute service to Marylebone.... Amersham Underground Station (Metropolitan Line) a 15 minutes drive.... Two M40 access points are 10/15 minutes' drive from the apartment....

Council Tax band: C

Tenure: Leasehold - Approx 122 years on the lease and a maintenance charge of £2079 per year, which includes cleaning and gardening of the communal areas and buildings insurance.

EPC Energy Efficiency Rating: C



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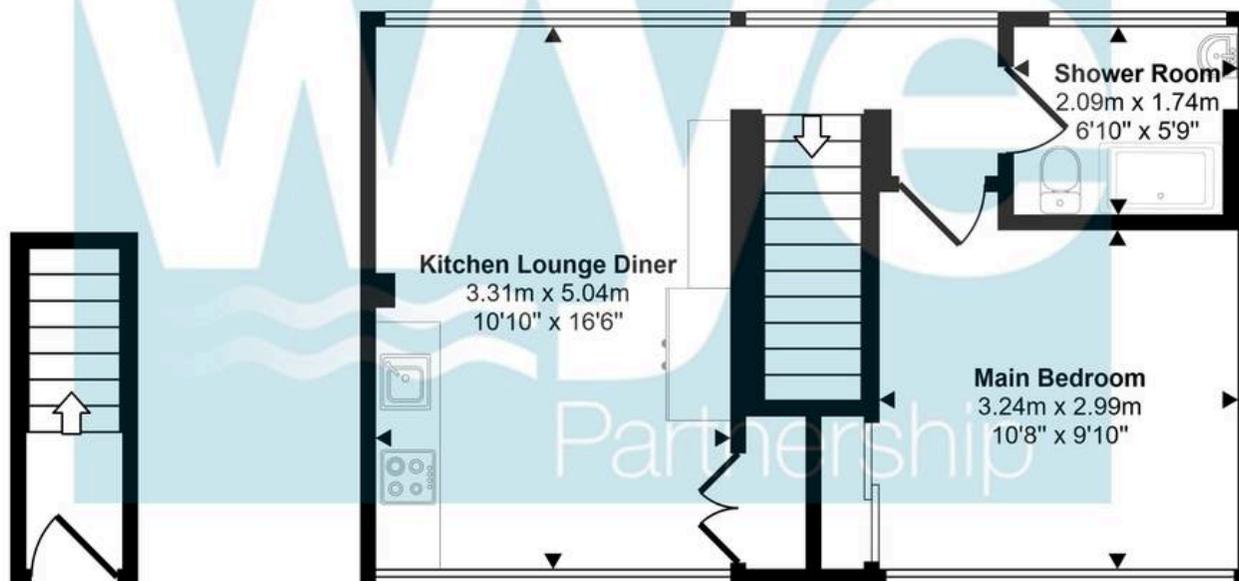
Immaculate, one bedroom apartment in an exclusive gated development with countryside views, modern kitchen, luxury bathroom, parking, and communal gardens.

This beautifully presented, one bedroom apartment offers an opportunity to reside within part of this exclusive Grade II listed development, set amidst 18 acres of picturesque countryside, which is accessed via secure gated entry with CCTV for peace of mind. Situated on the first floor, the property features dual aspect views, high ceilings and a neutral décor throughout. The spacious open plan living, dining, and kitchen area provides a versatile space for relaxation and entertaining with the modern kitchen boasting integrated appliances and ample storage. There is a generously sized bedroom and a luxurious bathroom, which has underfloor heating and fitted with a high quality three piece suite comprising a low level W.C., wash hand basin and shower cubicle. Additional benefits include gas central heating, double glazing, private allocated parking, as well as access to well-maintained, communal gardens within this sought-after development. This exceptional apartment provides modern living in its calm and pleasant surroundings yet remains within easy reach of local amenities, transport links, and the surrounding countryside. An outstanding home that is offered in immaculate condition, with a viewing highly recommended and ideal for professionals, couples, or those seeking a unique retreat.





Approx Gross Internal Area  
42 sq m / 456 sq ft



Ground Floor  
Approx 3 sq m / 29 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

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

01494 711284 • hazlemere@wyeres.co.uk • www.wyeres.co.uk/

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