

Estate Agents
Hurst

2, Hughenden Court, Penn Road, Hazlemere, Bucks, HP15 7BP

£165,000

# 2, Hughenden Court, Penn Road, Hazlemere, Bucks, HP15 7BP

Offered to the market with NO ONWARD CHAIN, a spacious, ground floor, one bedroom retirement apartment that has been exceptionally well cared for and is in a good condition throughout. The accommodation includes; generous hallway, large open plan lounge/diner, fitted kitchen with integrated oven and hob, a light and spacious double bedroom with fitted wardrobe, bathroom. The property also benefits from; modern electric heating, UPVC double glazing, well maintained communal areas, spacious gardens, shared lounge and guest suite available to book for family and friends, lift access, security of a 24 hour site support and parking bays available.

This over 60's development was built by McCarthy & Stone and the property is located within the popular village of Hazlemere, close to local parade of shops, including cafes, local butchers, chemist and many other independent stores, with a bus stop situated just outside.

LEASE LENGTH : 110 YEARS REMAINING
GROUND RENT : £850 PA
SERVICE CHARGE : £3,142 PA



- RETIREMENT FLAT (OVER 60'S)
- GROUND FLOOR
- NO ONWARD CHAIN
- LARGE DOUBLE BEDROOM
- FITTED KITCHEN
- OPEN PLAN LOUNGE/DINER
- SPACIOUS COMMUNAL GARDENS
- WALK OF SHOPS AND CAFES
- BUS STOP CLOSE BY
- 110 YEARS REMAINING ON THE LEASE

















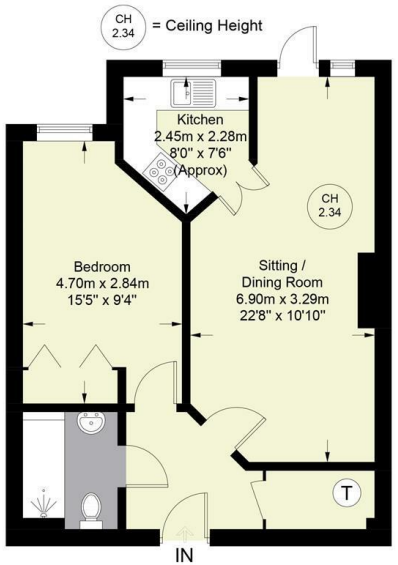

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## Penn Road

Approximate Gross Internal Area = 529 sq ft / 49.2 sq m




GROUND FLOOR

Floor Plan produced for Hursts 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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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