

6 Hazlemere Court Amersham Road, Hazlemere - HP15 7HU

Offers Over £320,000

TIM RUSS & Company







- Well-maintained communal areas including the gardens
- Light and spacious, rarely available 2 bed ground floor apartment
- Gated development in the heart of Hazlemere with no onward chain
- Allocated parking and visitor parking
- Central heating and double glazing throughout

Walking distance to Hazlemere Recreation Ground and conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there are two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond. Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.

Situated within a secure, gated development, this well-presented two-bedroom flat offers a blend of modern convenience and comfortable living. The property features a welcoming entrance hall leading to a spacious open-plan living area. The kitchen is well appointed and provides ample storage and workspace. Both bedrooms are generously sized, with the principal bedroom benefitting from an en-suite bathroom and the second bedroom is equally versatile served by the family bathroom. Additional benefits include double glazing, gas central heating and a secure entry system, ensuring peace of mind and year-round comfort.

The property enjoys a private patio area to the rear, this secluded space is accessed directly from the living area and features gated access to the allocated parking bay. Residents also benefit from dedicated off-road parking to the rear of the property, as well as additional visitor parking for guests. The gated entrance to the development enhances security and privacy, while attractive communal grounds create a pleasant setting for residents.

Leasehold details - 98 years remaining on the lease, no ground rent, maintenance charge - £188 a month.

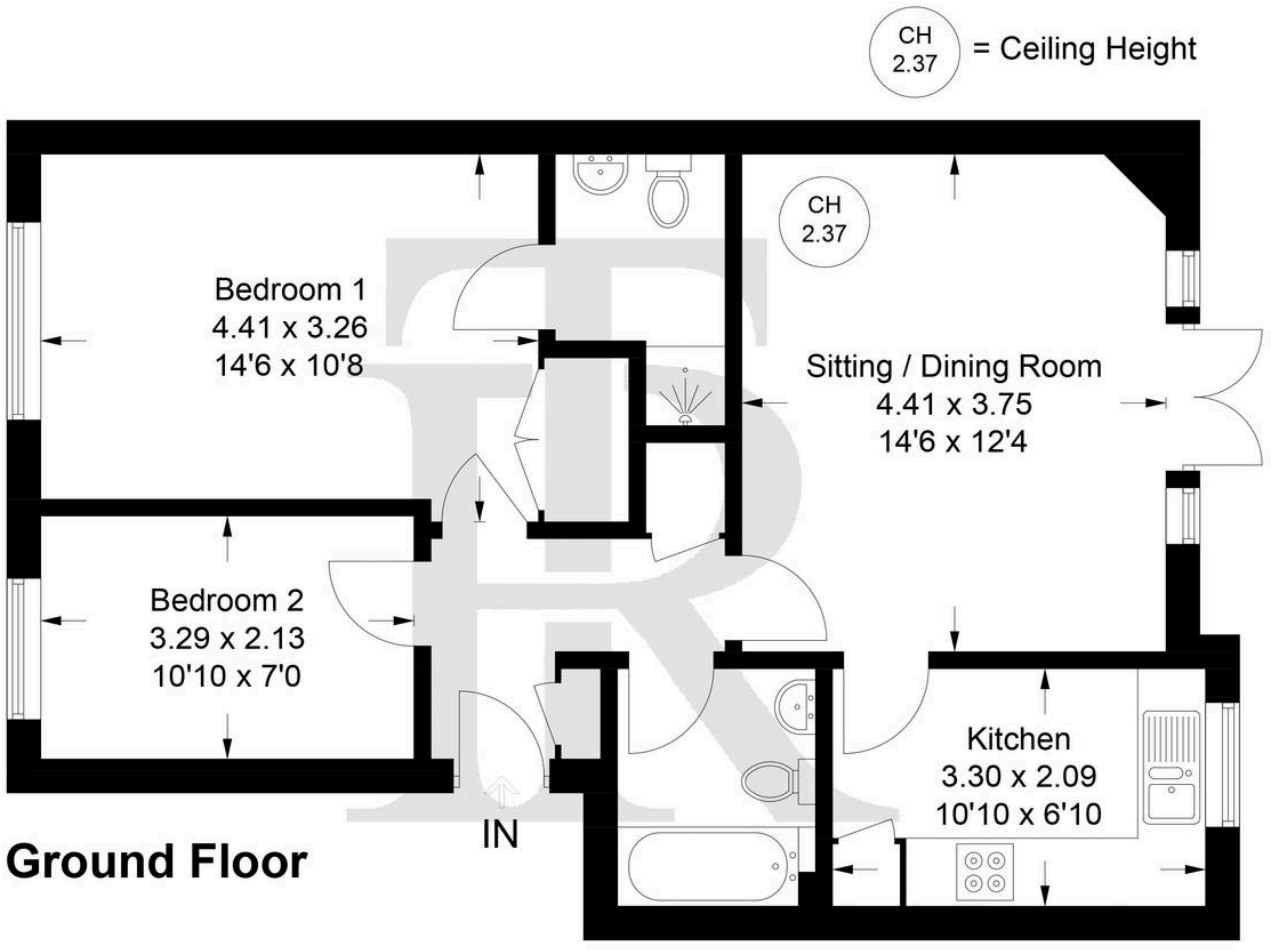
Council Tax band: C / EPC Rating: C

Tenure: Leasehold









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Approximate Gross Internal Area = 60.4 sq m / 650 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.

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