



3 Hughenden Court, Penn Road, Hazlemere, Buckinghamshire, HP15 7BP

A lovely, ground floor, garden facing, retirement apartment located in Hazlemere, close to all local amenities and shopping facilities. No Onward Chain.

Well Presented Ground Floor Apartment | Part Of This Popular McCarthy & Stone Development for the over 60's | Attractive Living Room With Dining Area | Double Glazed Door Leading To Patio And Gardens | Kitchen With Integrated Appliances | Double Bedroom With Fitted Wardrobe | Attractively Fitted Shower Room | Double Glazing | 24 Hour Careline Facility | Residents Communal Lounge | Guest 'Stay Over' Suite, With Twin Bedroom & En-Suite Shower Room | Communal Laundry Room | Excellently Landscaped South Facing Gardens | House Manager | Parking (Additional Cost) | No Upper Chain |

A superbly presented, one bedroom, ground floor apartment, part of the ever popular McCarthy and Stone Retirement Development. The accommodation must be seen to be appreciated, as it is spacious and well planned. In brief the accommodation comprises; spacious entrance hall, living/dining room with double glazed door providing access to a patio and overlooking the communal garden, kitchen fitted with integrated appliances and again, a view of the garden, a good size double bedroom and bathroom with W.C., wash hand basin and shower. The property is double glazed and has electric heating throughout. The development also boasts the following; residents lounge, guest suite, House Manager, security entry system, 24 hour Careline emergency system and laundry room. This is only one of a few apartments that have views over the landscaped garden, which surrounds the development. Car park spaces are available on request and is paid for yearly. No Onward Chain.

Price... £189,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-121)	B	85	85
(82-90)	C		
(69-81)	D		
(55-68)	E		
(41-54)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive	2002/91/EC



LOCATION

Short level walk to library, Doctors surgery, Dentist, pharmacy, Tesco Express and Simply Waitrose plus garage and a selection of restaurants and takeaways.... Extensive range of shops in near-by Park Parade which includes a supermarket and coffee shops.... Buses pass Hughenden Court to High Wycombe, 2 miles, with 25 minute London trains.... Beaconsfield, 4 miles, and Amersham 5 miles also with London trains.... Expanses of countryside close to hand.... Three M40 access points approximately 10/15 minutes' drive....



DIRECTIONS

From The Wye Partnership office at Hazlemere Crossroads, proceed along the road signposted to Penn. The development is situated a short distance along on the right hand side.



ADDITIONAL INFORMATION

Our client has advised us that there is a service charge of £250.39 per month and a ground rent charge of £212.50 paid every 6 months.

COUNCIL TAX

Band B

EPC RATING

B

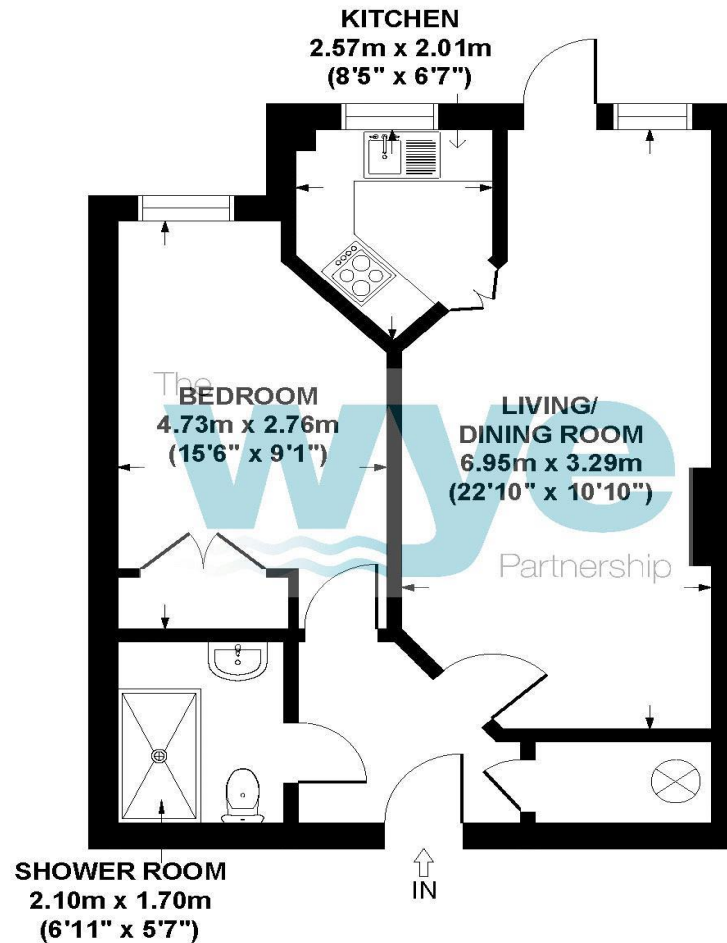
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





**GROSS INTERNAL
FLOOR AREA 47 SQ M / 506 SQ FT**

HUGHENDEN COURT, HAZLEMERE, HP15 7BP

APPROX. GROSS INTERNAL FLOOR AREA 47 SQ M / 506 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership