



9 Hazlemere Court, Amersham Road, Hazlemere, Buckinghamshire, HP15 7HU

A first floor duplex apartment, in a gated development with three bedrooms, parking and close to all the local amenities. No Onward Chain.

Exclusive Gated Development | First Floor Duplex Apartment | Spacious Accommodation | Communal Entrance | Security Entry System | Hallway | Living/Dining Room With French Doors To The Balcony | Fitted Kitchen With Integrated Appliances | Family Bathroom | Three Bedrooms | En-suite To Principal Bedroom | Gas Central Heating | Double Glazing | Landscaped Communal Garden | Two Parking Spaces | Long Lease | No Onward Chain |

Situated centrally in Hazlemere, in a much sought after gated development, is this charming duplex apartment that comes to market with no onward chain. This spacious three bedroom property is spread over two floors with a security entry system, double glazing and gas central heating. Once in the property, there is a hallway that leads through to a spacious living/dining room with ample space for a dining table and there are French doors leading to a private balcony, which overlooks the rear of the property. There is a fitted kitchen with some integrated appliances and a modern bathroom comprising of a three piece suite. There are two double bedrooms on this floor with one having a study/dressing area and the principal bedroom is upstairs and benefits from an en-suite shower room. There is a landscaped communal garden to there rear, as well as two allocated parking spaces.

Price... £339,950

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
25-34	B		
35-44	C	75	75
45-54	D		
55-64	E		
65-74	F		
75-84	G		
Not energy efficient - higher running costs			

England & Wales
EU Directive 2002/91/EC
www.epc.co.uk



LOCATION

Local shops and restaurants within walking distance at the crossroads includes a bank, pharmacy, Tesco Express and Little Waitrose.... Park Parade Centre has an extensive range of shops which include a supermarket and coffee shops.... Local amenities include Doctors, Dentist and library.... Small gated development close to open countryside.... Excellently placed for a choice of good schools which cater for children of all ages.... Catchment for excellent local Grammar Schools.... Bus route nearby.... Three M40 access points only 10/15 minute drive.... Fast London bound trains available from High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (4 miles)...

DIRECTIONS

From the The Wye Partnership office at the Hazlemere Crossroads, cross straight over the double mini roundabouts, A404 towards Amersham and just after the garage, the development will be found on the left hand side identified by a Wye Partnership 'For Sale' board.

ADDITIONAL INFORMATION

Our client has advised us that there is 101 years remaining on the lease and there is a Service/maintenance charge including ground rent £165.55 per month.

COUNCIL TAX

Band C

EPC RATING

C

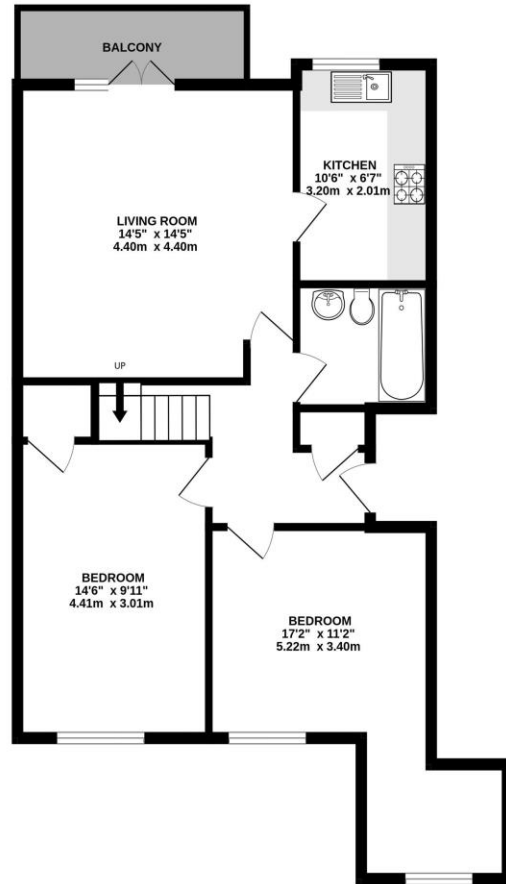
MORTGAGE

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

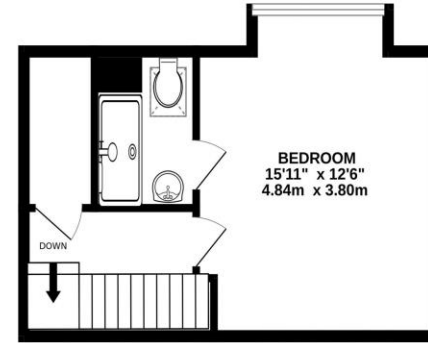
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership