



15 Clementi Avenue, Holmer Green, Buckinghamshire, HP15 6TN

This two double bedroom, first floor apartment is situated in the popular village of Holmer Green. Coming to the market with no onward chain, this would be a perfect investment purchase or first time buy.

Two Bedroom First Floor Flat | Well Presented Throughout | Two Double Bedrooms | Fitted Bathroom With Three Piece Suite | Spacious Living/Dining Room | Private Balcony | Fitted Kitchen With Integrated Appliances | Well-Kept Carpeted Communal Entrance | Close To Local Amenities Shops And Schools | Gas Central Heating | Double Glazing | Garage | No Onward Chain |

This two bedroom, first floor apartment, is located on the popular Lady Clementi Development in Holmer Green. Upon entering, you are in the main hallway, which has ample storage space. There are two double bedrooms, both with built in wardrobes and a bathroom with a white three piece suite. To the end of the hallway is the main living/dining area with a private balcony and separate fitted kitchen with integrated appliances. The property also comes with a garage, which is located behind the apartment block, with access from Mulberry Court. Close to all local amenities and the local schools. Ideal as a first home or investment purchase. No onward chain.

Price... £329,950

Leasehold

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| 100-150 kWh/m ² per year (excl. water heating) | A | | |
| 81-100 kWh/m ² per year (excl. water heating) | B | | |
| 61-80 kWh/m ² per year (excl. water heating) | C | 74 | 77 |
| 41-60 kWh/m ² per year (excl. water heating) | D | | |
| 21-40 kWh/m ² per year (excl. water heating) | E | | |
| 1-20 kWh/m ² per year (excl. water heating) | F | | |
| 1-15 kWh/m ² per year (excl. water heating) | G | | |

England & Wales EU Directive 2002/91/EC



LOCATION

Part of this delightful Chiltern village situated on the ever popular Lady Clementi development.... Only yards from the village common and shops.... Convenient for doctors, dentist and local schools (serving children of all ages) of high repute.... Catchment for High Wycombe and Beaconsfield Grammar schools.... Buses pass through the village serving High Wycombe (3 1/2 miles) Amersham (3 1/2 miles) and Beaconsfield (5 miles) - All providing fast rail links to London.... Three M40 access points within 15 minutes drive....



DIRECTIONS

From the Hazlemere office of Wye Partnership, leave the crossroads along the Holmer Green Road (signposted Holmer Green). Continue over the mini-roundabout and ascend Sawpit Hill. At the brow of the hill, turn right and continue through the village centre passing the shops and pond on the right. Clementi Ave will be found on the right hand side just after the village pond. The property will be found a short drive down on the left hand side.



ADDITIONAL INFORMATION

We have been informed by the owners there are 94 years remaining on the lease and there is an Ground Rent charge of £250 per annum and a Maintenance Charge of £1250 per annum.

COUNCIL TAX

Band C

EPC RATING

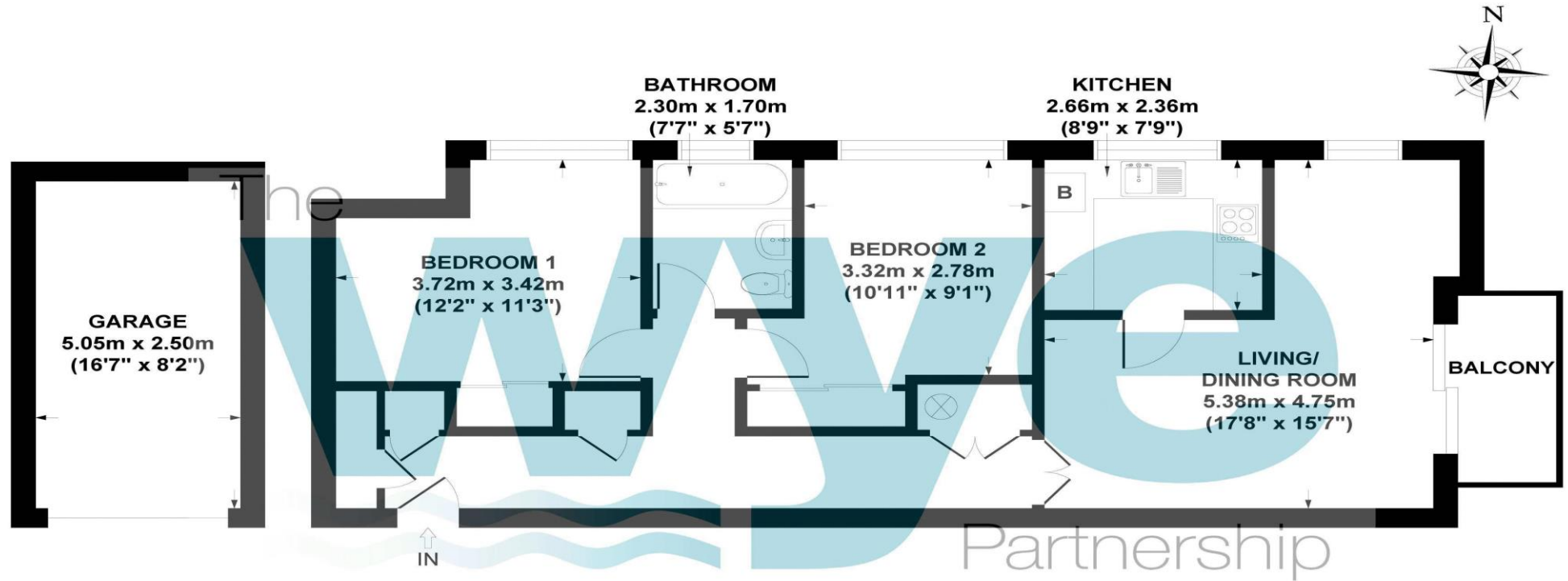
C

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 136 SQ FT

GROSS INTERNAL
FLOOR AREA 71 SQ M / 766 SQ FT

CLEMENTI AVENUE, HOLMER GREEN, HP15 6TN
APPROX. GROSS INTERNAL FLOOR AREA 84 SQ M / 902 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

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The **wye** Partnership