

Flat 19 The Cedars, Cedar Avenue, Hazlemere, Buckinghamshire, HP15 7DL

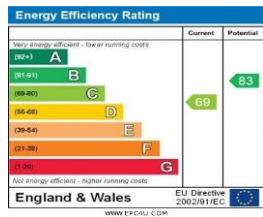
Delightful, ground floor apartment with private patio area, open plan living and two bedrooms.

Erected By Redrow Homes in 2006 | Well Presented and Refitted Throughout | Sealed Unit Double Glazing | Modern Electric Heating | Security Entrance To Communal Entrance Hall | Entrance Hall | Open Plan Lounge/Diner and Kitchen | Outside Private Patio Area | Re-Fitted Kitchen | Two Bedrooms | Large, Luxury Bathroom | Residents Secure Gated Parking | Long Lease | No Onward Chain |

Superbly located, only yards from the excellent Park Parade Centre (Cozy Corner) with a wide range of shops, cafes, takeaways, Post Office and many other shops. Part of a highly regarded, purpose built development, with it's own private patio area, gated parking, bike store and so much more. Situated on the ground floor, with well presented accommodation, which includes a refitted kitchen with integrated appliances, modern electric heating, large open plan living/dining/kitchen room with patio doors to the patio, two double bedrooms and luxury fitted bathroom. To the outside, there is a gated parking area with intercom entry to the carpeted and beautifully kept communal entrance hall, plus second entrance from the front of the property. The property has a long lease and comes with no onward chain.

Price... £315,000

Leasehold



LOCATION

On the fringes of the popular Park Development.... Stunning apartment.... A short walk to Park Parade (Cozy Corner) with a variety of shops, cafes, takeaways, pharmacy, supermarket and so much more.... Buses only yards away serving Amersham, 5 miles, and High Wycombe, 2.5 miles, the latter with 25 minute London Marylebone trains and Heathrow buses.... Open countryside is a short walk while, contrastingly, three M40 junctions are an approximate 10/15 minute drive....



DIRECTIONS

In an approach from Hazlemere Crossroads, take the Holmer Green Road (signposted Holmer Green) and turn second left in to Cedar Avenue and The Cedars is almost immediately on the right.



ADDITIONAL INFORMATION

We have been informed by the owner the length of the lease is 182 years and there is a ground rent charge of £125 every 6 months and a maintenance charge of £693 every 6 months.



COUNCIL TAX

Band C



EPC RATING

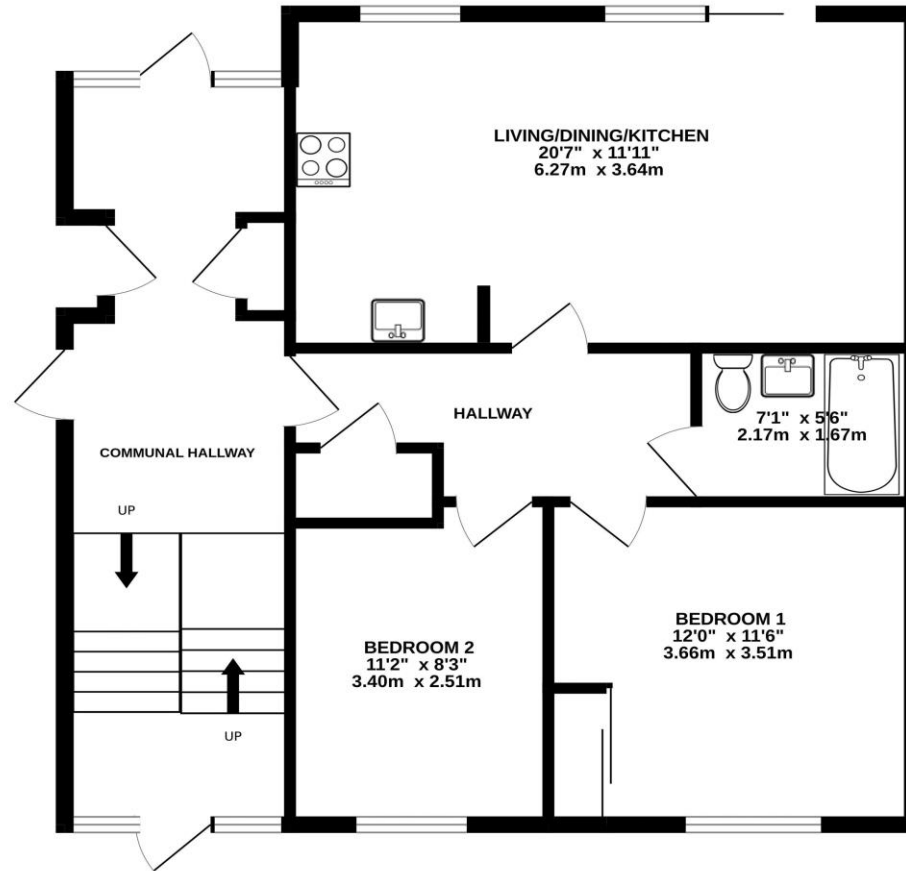
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MORTGAGE

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.



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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