



**Flat 2 Williams Court, 80 Holmer Green Road, Hazlemere, Buckinghamshire, HP15 7BW**

*Stunning, ground floor apartment with its own patio and garden, two bedrooms, ensuite and family bathroom. No Upper Chain!*

Approximately 12 Years Old | A Luxury Ground Floor Apartment | Well Presented & Spacious Accommodation | Gas Central Heating | Double Glazing | Intercom Security Entry System | Carpeted Communal Hall | Entrance Hall With Wood Flooring | 19' Living Room With Door Leading To Private Patio & Garden | Modern Fully Equipped Kitchen With Integrated Appliances | Family Bathroom | En-Suite | Two Bedrooms | Allocated Parking | No Upper Chain |

Superbly located, close to the excellent Park Parade Centre (Cozy Corner) with a wide range of shops, cafes, takeaways, Post Office and much more. Part of a small development of high quality apartments with parking, bike store and this property also benefiting from its own private garden that faces south. Situated on the ground floor with an intercom entrance system to a communal entrance hall, the well presented accommodation includes a large lounge with access to the private patio and garden, modern fitted kitchen with integrated appliances, gas fired central heating to radiators, two double bedrooms, the main with an en-suite shower room, a luxury fitted family bathroom and to the outside, there is parking. The property has a long lease and comes with no onward chain.

**Price... £375,000**

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		78	78
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC  
www.epc4u.com



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## LOCATION

A small development of only 6 apartments by Fountain Developments, local builders of high repute close to the popular 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

From the Hazlemere office of the Wye Partnership leave the Crossroads along the Holmer Green Road and after the traffic lights turn right into Eastern Dene, where Williams Court is located on the right hand side indicated by a Wye 'For Sale' board.

## ADDITIONAL INFORMATION

We have been advised by the owners that the length of the lease is approx 113 years remaining and the Ground Rent is £320 per annum, the Service Charge is £700 per annum and the Building Insurance is £178 per annum.

## COUNCIL TAX

Band C

## EPC RATING

C

## MORTGAGE

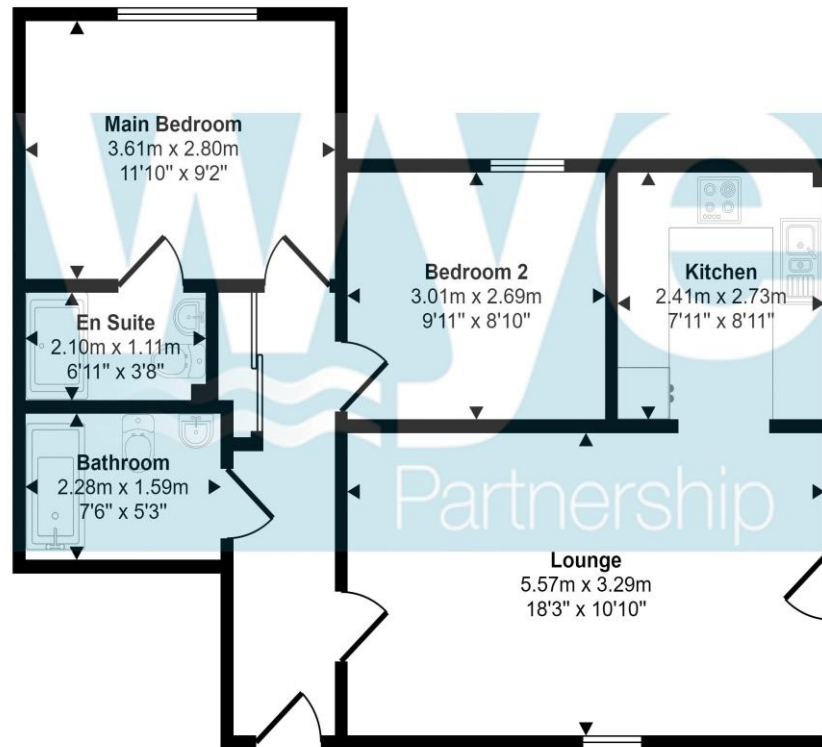
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
58 sq m / 629 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership