



18 Pear Tree Court

Holmer Green

HP15 6RL

£145,000

- Studio Flat - First Floor
- Entrance Hallway - Kitchen - Bathroom
- Lounge/Bedroom - Private Balcony
- Communal Garden
- Long Lease



PROPERTY FACTS

First Floor Studio Apartment | Entrance Hall | Living Room/Bedroom | Kitchen | Bathroom | Gas Central Heating | Communal Garden | Long Lease
| Ideal First Time Buyer Or Investment Purchase |

LOCATION FACTS

An excellent opportunity to purchase this first floor studio, which is in need of some updating and would suit any first time buyers or investors. Located on a quiet cul-de-sac in the heart of Holmer Green and ideally located to be close to the local shops. The property has an initial hallway with a coat cupboard, which also houses the combi-boiler. The large lounge/bedroom has two double glazed windows and is currently sectioned with cube furniture and a door leading to the private balcony. The kitchen is separate with a double glazed window to front aspect and fitted with units, sink, worktop, cooker and plumbing for a washing machine. The bathroom is fitted with a three piece suite comprising a low level W.C, wash hand basin and shower cubicle. There is also a communal garden to the rear.

DIRECTIONS

From The Wye Partnership office in Hazlemere, leave the crossroads along the Holmer Green Road (signposted Holmer Green). Continue over the mini-roundabout (second exit) and ascend Sawpit Hill. At the brow of the hill, turn right into Wycombe Road (becoming Browns Road) and once in the centre of the village take a right turn just before the shops into Turners Place, where Pear Tree Court is located on the left hand side identified by a Wye Partnership 'For Sale' board and the property is accessed via the rear.

ADDITIONAL INFORMATION

We have been advised by our client that there is charge for Ground Rent of £150 per annum and there is 119 years left on the lease.

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

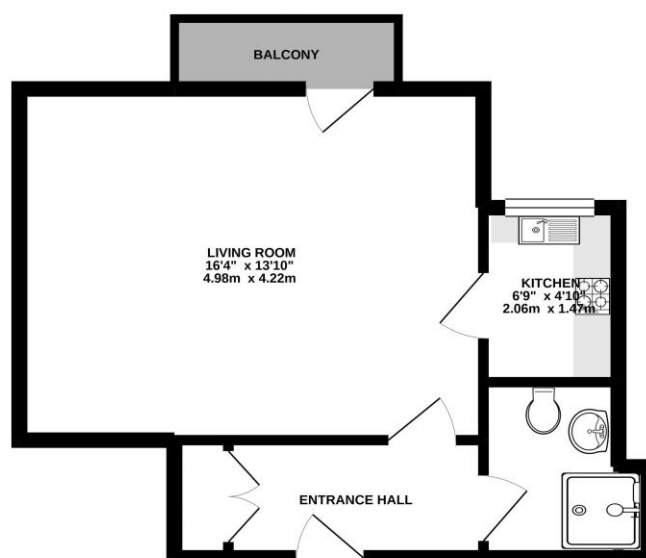
COUNCIL TAX

Band A

EPC RATING

D

FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 334 sq.ft. (31.0 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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