



20 Highfield Court, Highfield Way, Hazlemere, Buckinghamshire, HP15 7UX

A one bedroom apartment with off street parking and located close to all local amenities. Ideal for a first time buyer or investment purchaser.

First Floor Apartment | One Double Bedroom | Well Presented With Scope To Improve | Open Plan Kitchen/Lounge/Dining Room | Bathroom In A White Suite | Double Glazing | Loft Space | Off Street Parking | Communal Gardens | Excellent Location | Long Lease |

These sought after apartments situated in Hazlemere are close to the local shops and other amenities including a bus route. The property benefits from an entrance hallway with cupboards, one double bedroom with built in wardrobes and a bathroom comprising of a low level W.C., wash hand basin and bath. The lounge is open plan to the kitchen with fitted wall and base units, integrated appliances and space for a table and chairs. The flat has double glazing installed, off street parking is provided and a lease of approximately 949 years is in place. Viewings recommended.

Price... £189,950

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
100+	B		
81-100	C		
62-80	D		
43-61	E		
25-42	F		
1-24	G		
Very energy efficient - higher running costs			
England & Wales			

EU Directive 2002/91/EC
www.cpa.co.uk



LOCATION

Situated on the ever popular Manor Farm Development.... In a popular cul-de-sac close to the Crossroads.... Convenient for the local amenities and excellent schools that cater for children of all ages.... Local shops include Tesco Express, Little Waitrose, a pharmacy and a selection of restaurants.... Doctor, dentist and library close-by.... Buses pass close serving High Wycombe (2 miles).... Train service from Wycombe with a 25 minute service to London.... Also train service to London from Beaconsfield (4 miles) and an Underground service is available from Amersham (4 Miles).... Three M40 access points are within 10/15 minutes' drive.

DIRECTIONS

From the The Wye Partnership office at the Hazlemere Crossroads proceed along Penn Road and take the second right turn into Rose Avenue. Turn first right into Highfield Way and continue to the end, where the property can be found on the right hand side identified by a Wye Partnership for sale board.

ADDITIONAL INFORMATION

Our client has advised us that they own a share of the freehold, there is a maintenance charge of £71 per month, which includes ground rent and buildings insurance and the lease has approximately 949 years remaining.

COUNCIL TAX

Band C

EPC RATING

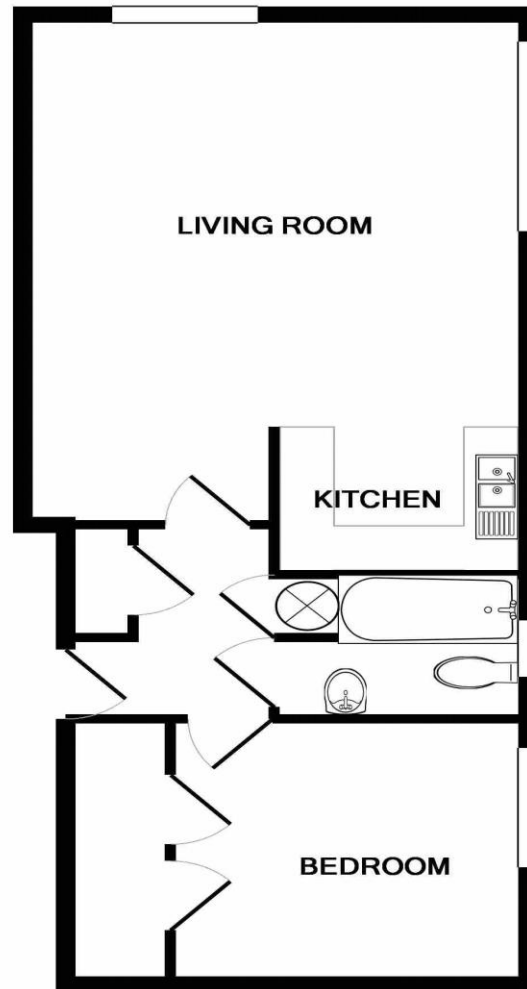
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MORTGAGE

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.





TOTAL APPROX. FLOOR AREA 486 SQ.FT. (45.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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The **wye** Partnership
