



6d Cherrycroft, Holmer Green, Buckinghamshire, HP15 6PX

*A charming one bedroom maisonette in excellent condition located in the popular village of Holmer Green with parking and long lease.*

Modern one bed first floor maisonette | Own Entrance | Entrance hall | Spacious lounge with dining area | Refitted kitchen | Double bedroom | New refitted bathroom | Parking spaces to the rear of the property | Pleasant and well maintained secluded communal rear gardens | 98 years long lease remaining | Electric heating |

Rarely available first floor maisonette within a very short walk to the village amenities. This one bedroom property comes to the market with no onward chain and has private parking and a secluded communal garden to the rear. Inside is lovely and modern with a new bathroom, stylish kitchen with ample room for a table and a good size lounge/dining room that faces the rear of the property. Decorated neutrally throughout, this apartment has a long lease and comes to the market as the only currently available maisonette in Holmer Green.

**Price... £236,950**

*Freehold*

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
<small>Not energy efficient - higher running costs</small>			
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
70	73	57	61



## LOCATION

Within walking distance of the village parade of shops and amenities which include a convenience store and chemist | Community-oriented centre based around The Common featuring two churches, village hall, village pubs, children's playground | Excellent schools for all ages | Three M40 access points within 10 minute drive | Buses route through the village | Fast trains to London from High Wycombe (3 miles) Great Missenden (2.9 miles) and Amersham (4 miles) | Open countryside on your doorstep as well!

## DIRECTIONS

From the Wye Residential office at Hazlemere Crossroads proceed down Holmer Green Road (signposted Holmer Green). At the mini-roundabout take the second exit and ascend Sawpit Hill. Turn right at the brow of the hill into Holmer Green, Wycombe Road. Proceed along this road which in turn goes into Browns Road and then Pond Approach. At the crossroads junction just past the parade of shops turn right and the property can be found on the right hand side identified by a Wye Residential 'For Sale' Board.

## ADDITIONAL INFORMATION

Our client has advised us that there are 98 years remaining on the lease and currently pays £76 per month maintenance charge and ground rent.

## EPC RATING

C

## COUNCIL TAX

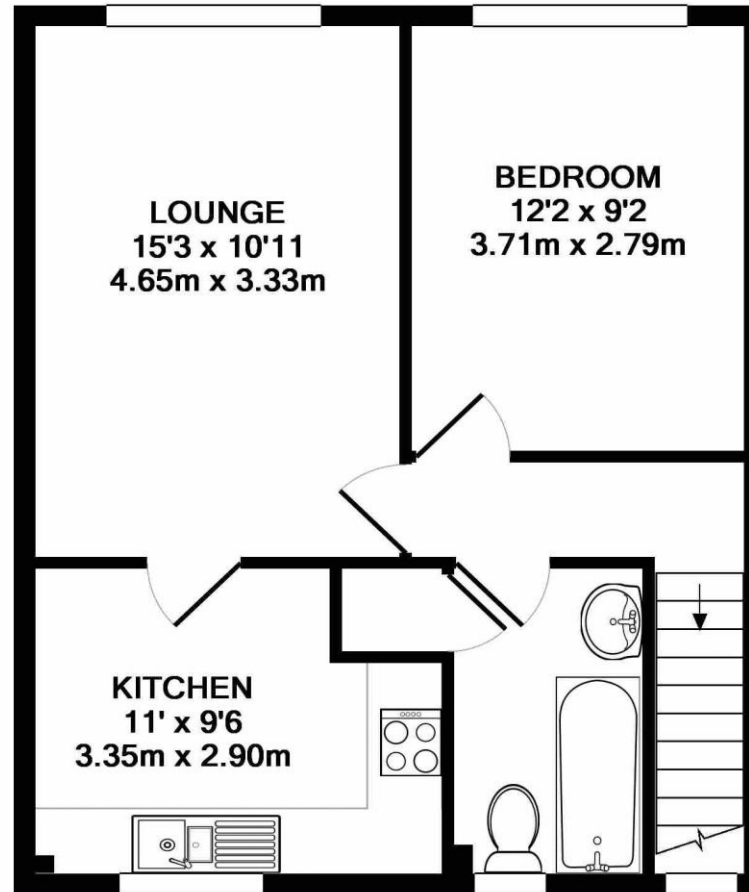
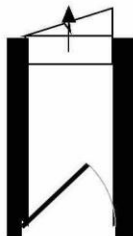
BAND C

## 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.*





GROUND FLOOR  
APPROX. FLOOR  
AREA 15 SQ.FT.  
(1.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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