

Flat 21 Pear Tree Court, Turners Place, Holmer Green, Buckinghamshire, HP15 6RL



*A lovely first floor studio apartment, offered for sale in good condition throughout and located in the sought after village of Holmer Green.*

First Floor Studio Apartment | Communal Hallway | Entrance Hall | Living Room/Bedroom/Kitchenette | Cabinet Bed | Bathroom With Three Piece Suite | Private Balcony | Gas Central Heating | Part Double Glazing | Communal Garden | Long Lease | No Upper Chain |

A lovely apartment, offered to the market in good condition throughout and located on a cul-de-sac in the popular village of Holmer Green. There is an initial communal hall that services two apartments and once through the front door, there is a hallway, then a good size lounge/bedroom/kitchen with a door leading to a private balcony. The kitchen area is fitted with wall and base units, electric hob, electric oven, plumbing for a washing machine and a breakfast bar. There is ample space for a sofa and included is a cabinet-bed. The bathroom is fitted with a three piece suite, tiled flooring and part tiled walls. Other benefits include gas central heating (new boiler), double glazing and conveniently located to the local shops. This is an ideal property for a first time buyer or investment purchaser. Long lease and No Onward Chain.

**Price... £138,995**

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			





## LOCATION

Located in the heart of this sought after Chiltern village.... Close to village shops which include a convenience store and pharmacy.... The Common and pond is a short walk away.... Beautiful Chiltern Countryside surrounds the village.... Easy walking distance to the village Infant, Junior and Senior Schools.... Catchment area for excellent Grammar Schools... Close to the bus route.... Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles).... Three M40 access points are within a 15 minute drive.... M25 and M1 motorways are also easily accessible....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership, 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 and continue along into 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

Our client has advised us that there is a Maintenance Charge/Ground Rent/Buildings Insurance of £1217 p/a.

Lease - approximately 114 years remaining.

## COUNCIL TAX

Band A

## EPC RATING

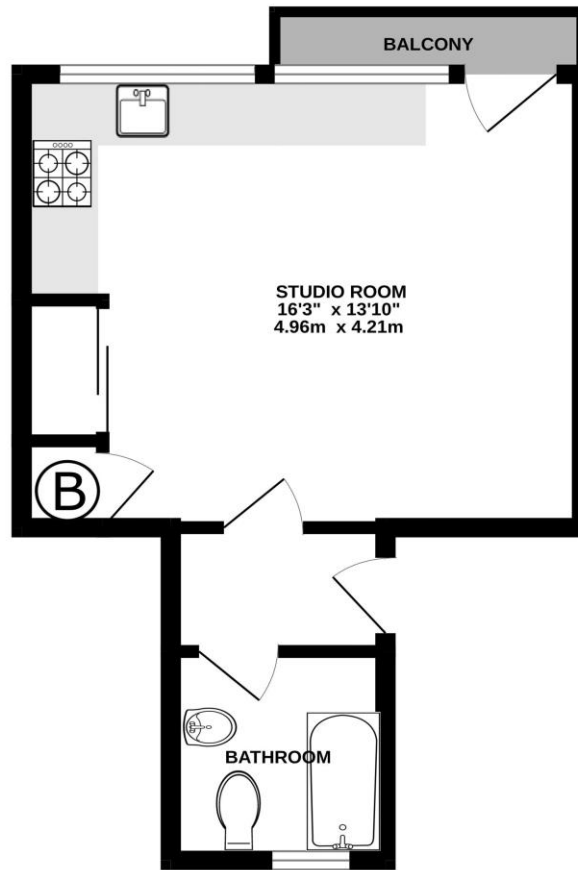
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## MORTGAGE

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



288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 288 sq.ft. (26.8 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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The **wye** Partnership