

**JNP**



28 Hughenden Court, Penn Road, Hazlemere, Buckinghamshire, HP15 7BP Asking price £180,000 *Leasehold*

# A One Bedroom First Floor Apartment

- Retirement Apartment
- Camera Entry System
- Lift to first floor
- Reception Hallway
- Double aspect Living Room
- Newly fitted kitchen
- Bedroom with wardrobes
- Refurbished walk in shower room
- Newly fitted carpets and décor
- 24 hour careline facility
- Residents lounge/guest suite
- Laundry Room
- House Manager
- EPC: C



A beautiful apartment situated on the first floor a short walk from the lift access overlooking the southerly aspect to the rear. The home has been refurbished throughout with new décor and carpets throughout.

In brief the accommodation from the communal hallway leads to a spacious hallway providing access to the living room, double bedroom, shower room and the large storage/utility cupboard.

The living/dining area offers great light and airy space with a dual aspect over the rear parking and communal gardens with doors to the newly fitted kitchen in matching wall and base units with integrated appliances also enjoying an outlook over the rear. The spacious double bedroom has built in wardrobes and there is a refurbished shower room with large walk in shower, vanity unit with basin and a toilet. Fully tiled.

This McCarthy and Stone development is a short walk from Hazlemere centre and its amenities. The property also enjoys a residents lounge area with access to the south facing communal gardens beautifully maintained with seating areas. There is parking to the rear which can be leased for approximately £250 per year if required. A house manager is on site with

security entry system and 24 hour careline emergency system and also a laundry room. Council Tax band B. EPC band C.

#### Tenure

There are 125 years from the original lease from 2010.

#### Charges

Service charges are approx. £2544 per annum which includes building insurance and ground rent is £450 per annum.

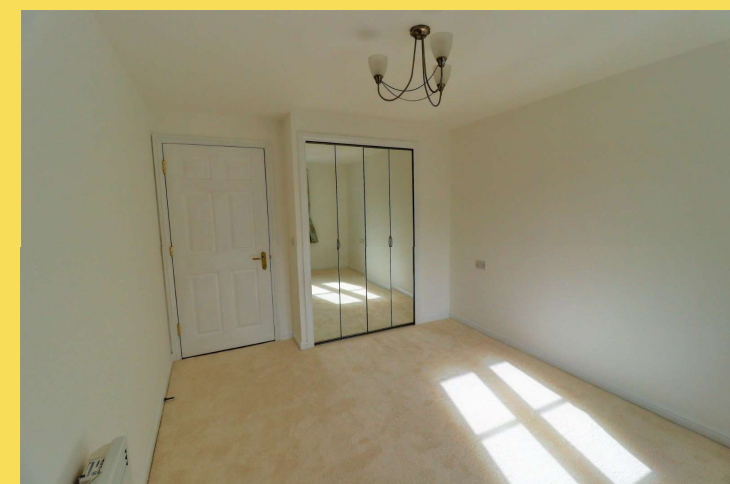
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

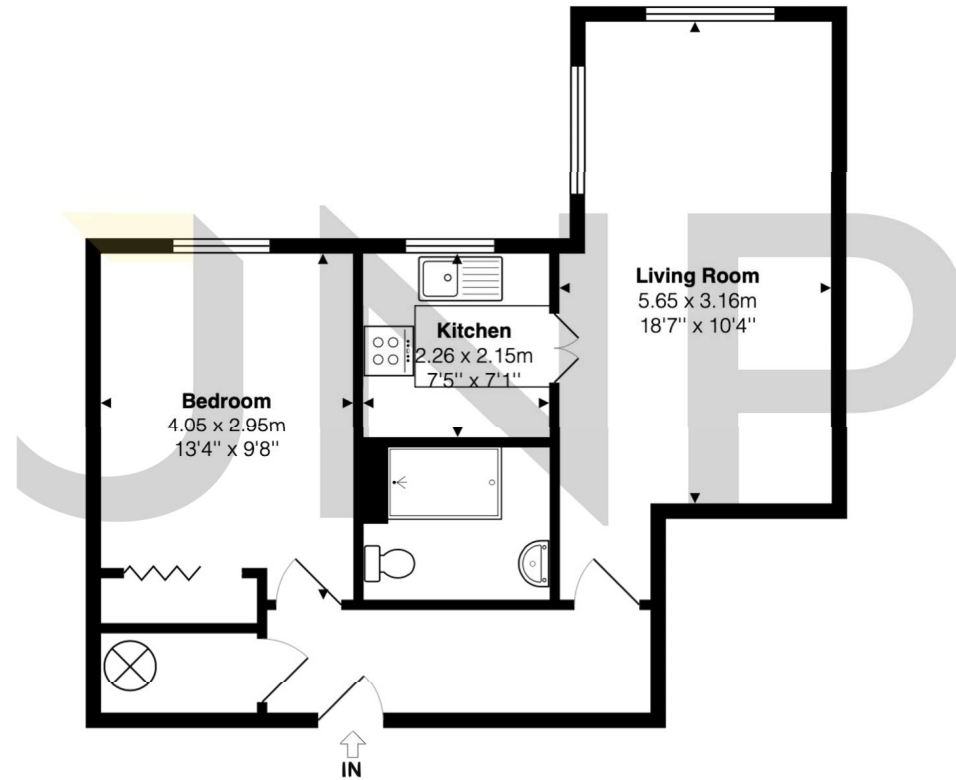
#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 49 SqM (525 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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