



**JNP**

**24 Hughenden Court, Penn Road, Hazlemere, HP15 7BP**

**£225,000** *Leasehold*



A delightful first-floor apartment with lift access, offering well-presented accommodation throughout, situated in an excellent location within easy reach of local amenities.

- 2 Double Bedrooms
- Spacious Living Room
- Separate Kitchen
- 4 Piece Bathroom Suite
- Lifts to all Floors
- Over 55's Development
- Communal Living Area
- EPC: B





A delightful first-floor apartment with lift access, offering well-presented accommodation throughout, situated in an excellent location within easy reach of local amenities. This apartment also enjoys an entrance hallway leading through to a generously sized living and dining room, that further leads through to a fitted kitchen. Two double bedrooms with fitted wardrobes to the principal bedroom, a family bathroom with a bath and separate shower cubicle and a good-sized storage cupboard.

The development has a security entry system and enjoys a residents lounge area, Guest 'stay over suite,' house manager and 24-hour careline emergency. Outside there are beautifully maintained gardens

with a southerly aspect, car parking although at an additional cost. Keys are available for viewings 7 days a week.

#### Age Restriction

Residents must be over 55 years old.

#### Leasehold Notes

There are 112 Years remaining on the lease. The annual charge ground rent is £495.00 and the service charge is £4395.72 per annum.

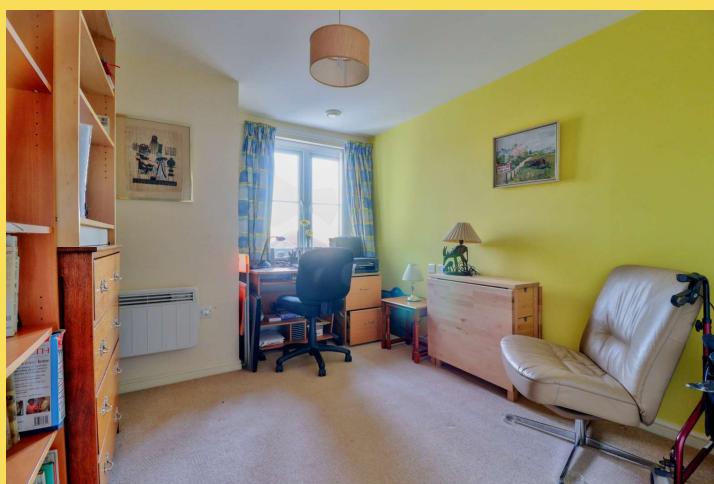
Council Tax band C. EPC band B.

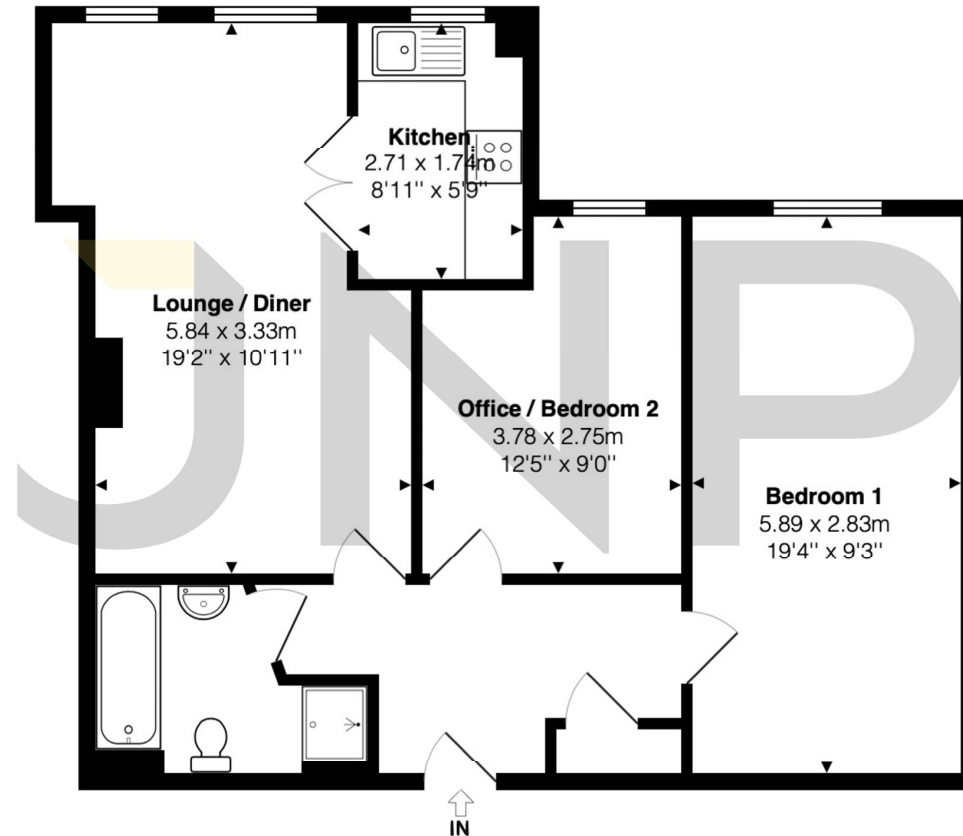
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy

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.





The approximate total area for the elements of the property represented on the floorplan is 62 SqM (672 Sq.Ft)

Hughenden Court, Hazlemere, Buckinghamshire, HP15 7BP

This floor plan is provided by Expert Survey Solutions Ltd 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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