

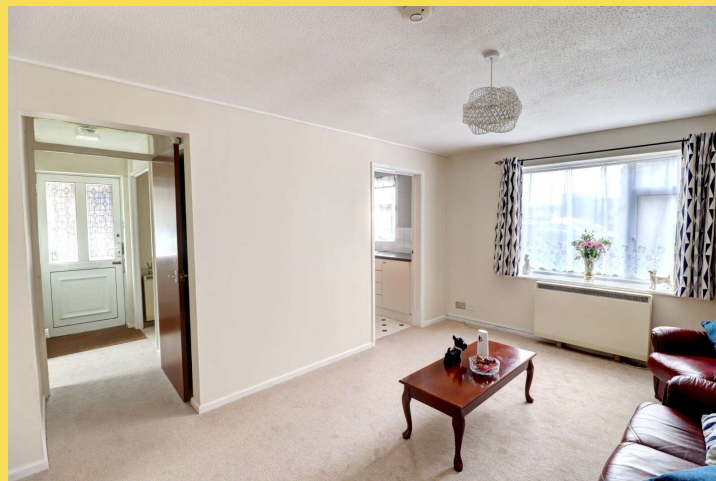


11C Oakengrove Court, Oakengrove Road, Hazlemere, High Wycombe, HP15 7LW      Asking price £170,000 *Leasehold*



A ground floor apartment situated in this splendid location, tucked away yet convenient for all the local amenities at Hazlemere Crossroads.

- Personal door to Entrance Hall
- Living Room/dining room
- Double Bedroom
- Light and Airy Kitchen
- Bathroom
- Well Maintained communal gardens
- Car parking shared
- Over 60's
- No onward Chain
- EPC: D





This well-presented home is offered with no onward chain, situated on the ground floor offering light and airy accommodation for the over 60's. In brief, the accommodation comprises of reception hallway with a storage recess and cupboard housing the water tanks. Door access leads to the living/dining room and the family bathroom. The living/dining room enjoys an outlook to the front aspect with door access to the kitchen and double bedroom. The kitchen is fitted with matching wall and base units hob and oven integrated with space for fridge/freezer and washing machine all overlooking the front aspect. The double bedroom is spacious overlooking the communal gardens. Lastly, the bathroom is spacious with matching suite.

Outside the home enjoys well-maintained communal gardens with seating areas all enclosed by greenery.

**Leasehold Notes**

There are 99 Years remaining on the lease from 01/07/82. The Ground Rent is £150 PA which includes the building insurance and there is also a service charge of £75 per month for the maintenance. Council Tax band C. EPC band D.

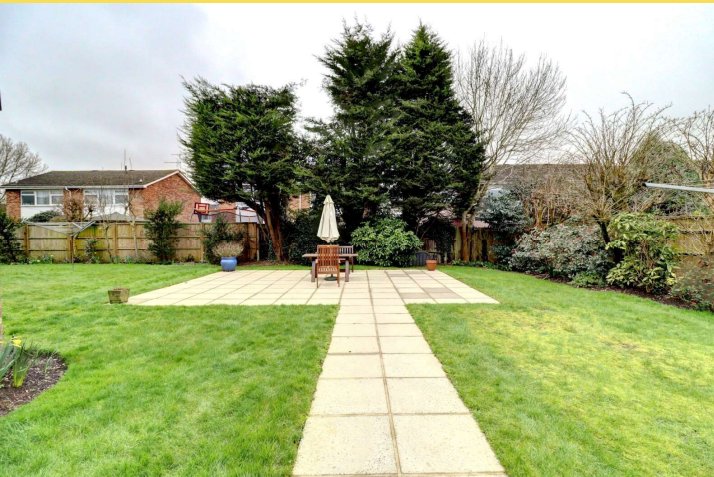
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

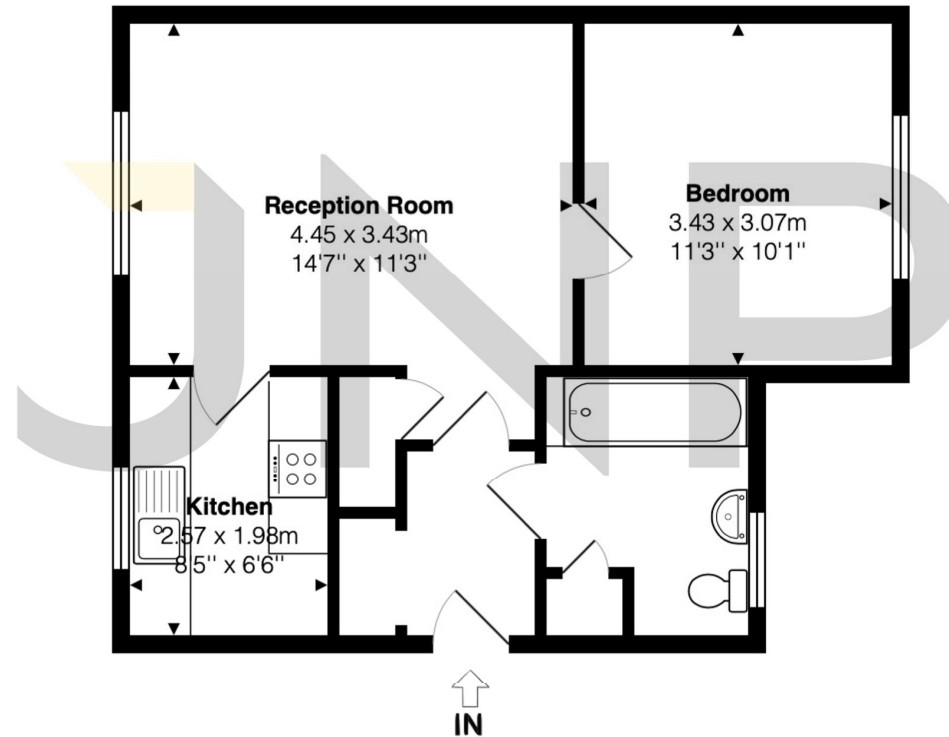
**Agents Note**

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 43 SqM (464 Sq.Ft)

Oakengrove Court, Oakengrove Lane, Hazlemere, Buckinghamshire, HP15 7LW

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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