



**7 Grange View, Hazlemere, HP15 7HQ** **£350,000** *Leasehold*



# A Stunning Modern & Stylish First Floor Apartment

- Security Entrance Hall
- Private stairs to first-floor landing
- Open-plan living/Kitchen/Dining Area
- Private Balcony
- Double Bedroom
- 2nd Double bedroom
- Family Bathroom
- Communal Gardens
- One Allocated Parking Space
- Viewing Recommended
- EPC: B





The property is located on the first floor and enjoys a light and modern security communal entrance hall. The property is only one of seven within this block and the accommodation comprises; a spacious entrance hall with a stairwell leading to the landing, a large living room with the benefit of bi-fold doors to a private balcony and an opening to the contemporary kitchen, fitted in modern wall and base units.

There are two double bedrooms and a luxury family bathroom with a bath and separate shower cubicle. The property enjoys underfloor heating throughout and UPVC double glazing. Outside, there is a well-

maintained area of communal gardens and the property benefits from one allocated parking space.

Hazlemere is a popular village and is found within a few miles radius of neighbouring towns of Amersham, Beaconsfield and High Wycombe, with all three towns providing a broader range of shopping and leisure facilities, as well as, rail networks. Amersham provides tubes directly into Baker Street, with Beaconsfield and High Wycombe offers frequent links to Birmingham and London.

#### Leasehold Notes

There are 990 Years remaining on the lease. The annual charge ground rent is £500.00 and the service charge is £\*\*\*.00 per annum.

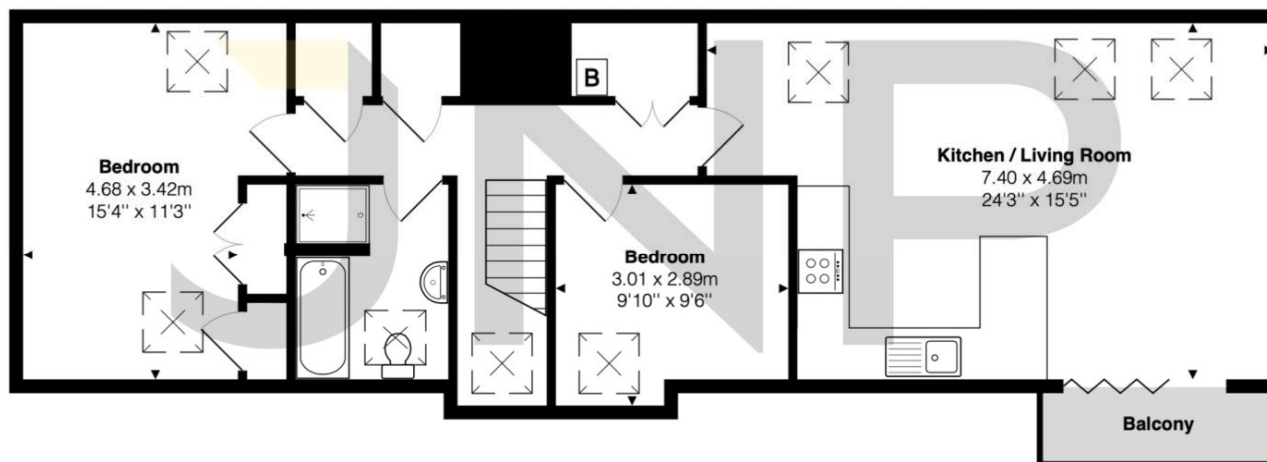
Council Tax band C. EPC band B.

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.





# JNP



The approximate total area for the elements of the property represented on the floorplan is 77 SqM (823 Sq.Ft)

Grange View, Hazlemere, Buckinghamshire, HP15 7HQ

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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