



£315,000 *Leasehold*



A spacious and sought-after, first floor two bedroom apartment that has been extremely well cared for and improved upon by its current owner and is offered in good condition throughout. The property is located within the popular village of Hazlemere, next door to the doctors and just a short walk from the local parade of shops, including Costa Coffee, local butchers and many other independent shops and food outlets. The property is also perfect for those looking to commute with Great Missenden, High Wycombe and Amersham Train and Tube stations all within a short drive of the property. The accommodation includes; entrance hall, large open plan lounge/diner/modern fitted kitchen with doors leading out to small enclosed garden area, two double bedrooms and family bathroom. The property also benefits from; modern electric heating, UPVC double glazing, allocated parking, well maintained communal areas with gated rear access, access to shops and a long lease remaining. An early viewing is highly recommended. LEASE INFORMATION - LEASE LENGTH 200 YEARS WITH 182 YEARS REMAINING, GROUND RENT £250 PER ANNUM, SERVICE CHARGE £1386 PER ANNUM. Council tax band C

- TWO BEDROOM FIRST FLOOR APARTMENT
- WALK DISTANCE OF LOCAL SHOPS
- TWO GOOD SIZE BEDROOMS
- ALLOCATED PARKING
- LONG LEASE REMAINING
- BALCONY OFF OF THE LOUNGE AREA
- DOUBLE GLAZED
- IDEAL FIRST TIME PURCHASE



Flat 22, The Cedars, Cedar Avenue, Hazlemere, Bucks, HP15 7DL

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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LEASE INFORMATION - LEASE LENGTH 200 YEARS WITH 180 YEARS REMAINING, GROUND RENT £250 PER ANNUM, SERVICE CHARGE £938.49 PER ANNUM. Council tax band C

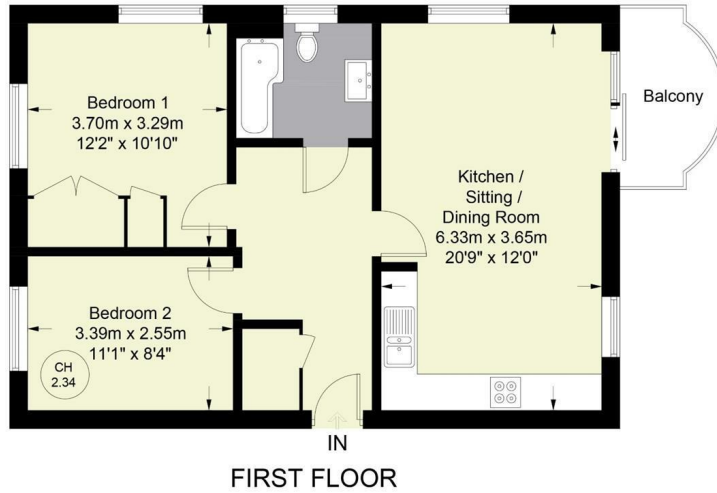
EPC Rating: 79

The Cedars

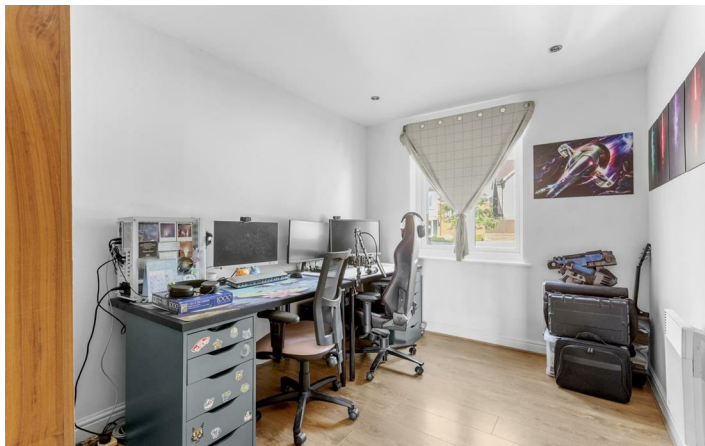
Approximate Gross Internal Area = 659 sq ft / 61.2 sq m



CH 2.34 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. references to the Tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from the Solicitor.