

**Flat 5 Beechwood Mansions, Amersham Road, Hazlemere, Buckinghamshire, HP15 7QW**



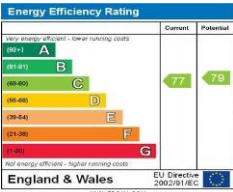
*A stylish, top floor, duplex apartment in the desirable Beechwood Mansions with its own private roof terrace, parking and garage.*

Exclusive Development | Electric Security Gates | Garage | Parking | Intercom System | Second Floor Apartment | Two Bedrooms | Principal Bedroom Benefits From A Modern Ensuite | Family Bathroom | Kitchen With Integrated Appliances | Large Living/Dining Room | Underfloor Heating | Double Glazing | Private Terrace/Balcony | Beautiful, Communal Gardens | Share Of Freehold |

A well appointed, second floor, duplex apartment, situated in a gated development and located in the popular village of Hazlemere, close to shops and local amenities. This modern apartment offers contemporary living with the added bonus of a lovely private roof terrace that overlooks the garden, as well as a single garage and parking. The well kept, communal hall area is neat and tidy with stairs leading to the second floor where you enter the apartment's entrance hall. There is a large open plan living/dining area that has French doors leading to the roof terrace. The two bedrooms are on separate floors with the principal enjoying the benefit of an ensuite shower room and fitted wardrobes. The second bedroom is accessed by a small set of stairs. The kitchen is fitted with shaker style wall and base units and integrated appliances. The main bathroom is fitted with a three piece suite comprising a low level W.C., wash hand basin and bath. The apartment is heated with an underfloor heating system that is serviced by a gas boiler and there is double glazing installed throughout. This is a must see apartment that would be an ideal first time buyer purchase or downsizer or even an investment purchase.

**Price... £400,000**

Share of Freehold





## LOCATION

Excellent location... Large areas of open countryside nearby... Excellent local amenities at Hazlemere Crossroads which include a Little Waitrose, Tesco Express, butchers, pharmacy, library, doctors and dentist... Extensive range of shopping facilities in nearby Park Parade which includes coffee shops, butchers, dry cleaners, Boots and supermarket... Super local schools, Infants, Juniors, Secondary and catchment to the excellent Grammar Schools... Local bus routes to High Wycombe (1 mile) with 25 minute London trains... Amersham Underground Station Metropolitan Line (5 miles)... Train services also from Beaconsfield (5 miles)... Three M40 accesses are approximately 10 minute drive....

## DIRECTIONS

In an approach from Hazlemere Crossroads leave on the A404 Amersham Road towards High Wycombe and after little more than half a mile turn right into the recreation ground and Beechwood Mansions can be found beyond the first set of gates on the left hand side.

## ADDITIONAL INFORMATION

Our client has advised us that the property is share of freehold with a lease of 125 years from 2006. Also, there is a quarterly service charge of £540.

## COUNCIL TAX

Band E

## EPC RATING

C

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

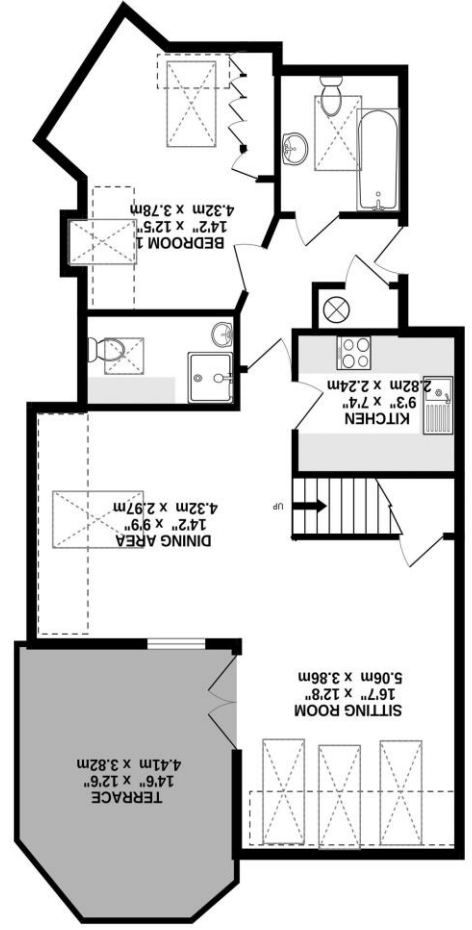
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*







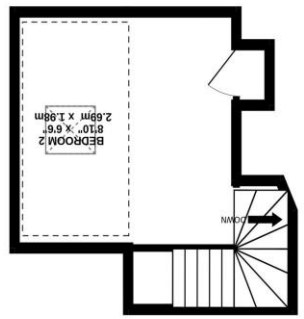
GARAGE  
134 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR

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