





# 25 Hughenden Court, Penn Road

Hazlemere, High Wycombe

- Luxurious Two Bedroom McCarthy & Stone Retirement Apartment
- Fitted Kitchen and Four Piece Suite Bathroom
- Large Lounge/Dining Room and Double Glazing
- Communal Gardens and Security Entry System
- Residents Lounge, Guest/Family Suite, Laundry Room, House Manager and No Onward Chain

This immaculate, first floor apartment comes to the market for the first time since being built and is presented to a high standard. Two bedroom Hughenden Court apartments are rarely available, and this charming property boasts two double bedrooms with the main bedroom benefiting from a built in wardrobe and bedroom two is currently being used as a dining room. A nice welcoming hallway gives access to the whole apartment with a large lounge/dining room that provides ample room for a dining table and double glazed windows throughout. The kitchen is fully fitted with wall and base units, integrated appliances, fridge, freezer, electric oven and electric hob. The large bathroom is fitted with a four piece suite comprising of a low level W.C., wash hand basin, bath and a separate shower.

The complex is very well regarded and also boasts a communal lounge, garden, house manager and security entry system. The property also benefits from a 24 hour Careline system, laundry room and buggy charging area.

No Onward Chain.





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Hazlemere, High Wycombe

An immaculate and rarely available two bedroom, luxury apartment in the exclusive McCarthy & Stone Hughenden Court development, in popular Hazlemere. No Onward Chain.

Superb central location at Hazlemere Crossroads... Short level walk to library, doctors surgery, dentist, pharmacy, Tesco Express, Little Waitrose, coffee shop, restaurants and take aways... Extensive range of shops including a supermarket at Park Parade... Buses pass Hughenden Court to High Wycombe, with fast 25 minutes London trains... Beaconsfield 4 miles, and Amersham 5 miles with the Metropolitan Underground Station... Expanses of Chiltern countryside close to hand... Three M40 access points approximately 10 minute drive...

Council Tax band: C

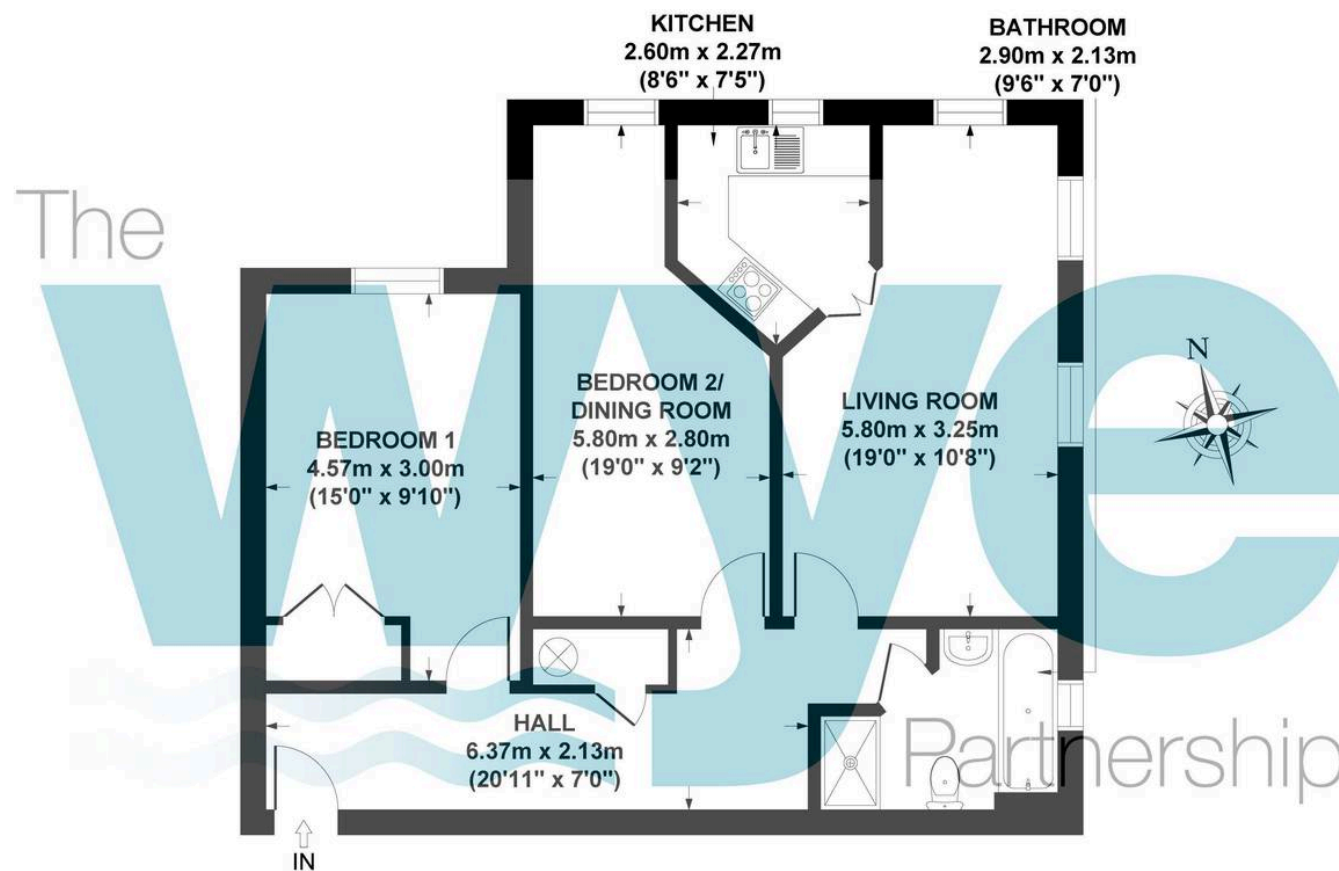
Tenure: Leasehold - approx 110 years remaining.

Ground Rent - £247.50 every six months.

Service Charge - £392.87 per month.

EPC Energy Efficiency Rating: B





GROSS INTERNAL  
FLOOR AREA 69 SQ M / 746 SQ FT

**HUGHENDEN COURT, PENN ROAD, HAZLEMERE, HP15 7BP**  
**APPROX. GROSS INTERNAL FLOOR AREA 69 SQ M / 746 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## The Wye Partnership Hazlemere

3 Market Parade, Hazlemere – HP15 7LQ

01494 711284 • hazlemere@wyeres.co.uk • www.wyeres.co.uk/

