



Flat 3, Ashley Court, St. Johns Road, Penn, High Wycombe - HP10 8HN
£310,000



- Offered for sale with no onward chain and a share of the freehold
- Two bedroom ground floor apartment with private patio
- Situated on this popular gated development in this desirable village location, walking distance to all amenities of Penn and excellent local schools
- Communal entrance hall
- Lounge/Dining room with patio doors to private garden and patio
- Fitted kitchen
- Two bedrooms, both with fitted wardrobes
- Refitted bathroom
- Delightful communal gardens well enclosed by mature hedging offering a high degree of privacy
- Garage and off road parking

Penn is a picturesque village that has a number of local shops, attractive village pubs, doctors' surgery, tennis club and a large pond surrounded by the village green. Within three miles is Beaconsfield New Town which has a range of shopping facilities including Sainsburys, Waitrose and a Marks and Spencer Simply Food and the main line train station has services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



Nestled within a sought-after gated development in the desirable village of Penn, this charming two-bedroom ground floor apartment offers a perfect blend of comfort, convenience. Boasting a share of the freehold and being offered for sale with no onward chain, this property presents a rare opportunity for those seeking a hassle-free move.

Inviting communal entrance hall leads to a private entrance opening to a spacious lounge/dining room featuring patio doors that open up to a private garden and patio area, perfect for enjoying al fresco dining or simply soaking up the sunshine. There is a well-equipped fitted kitchen with a range of base and eye level units and some fitted appliances, two generous bedrooms both benefitting from fitted wardrobes and served by the refitted bathroom.

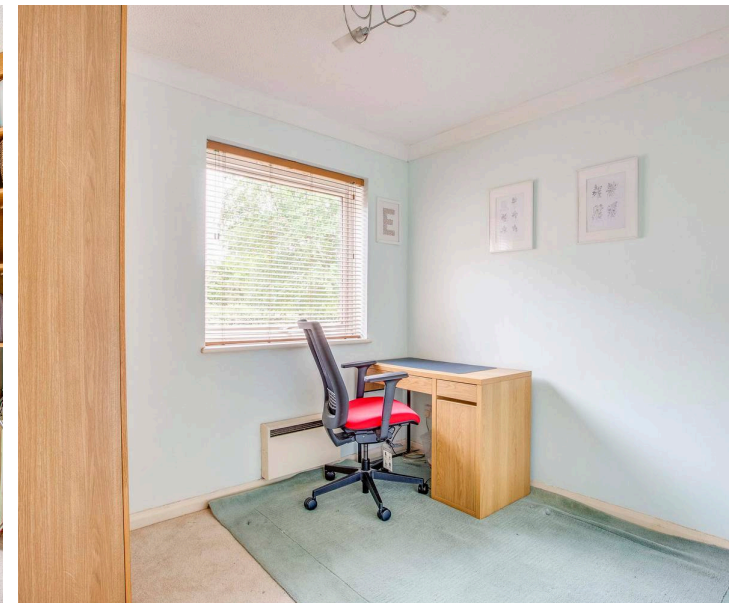
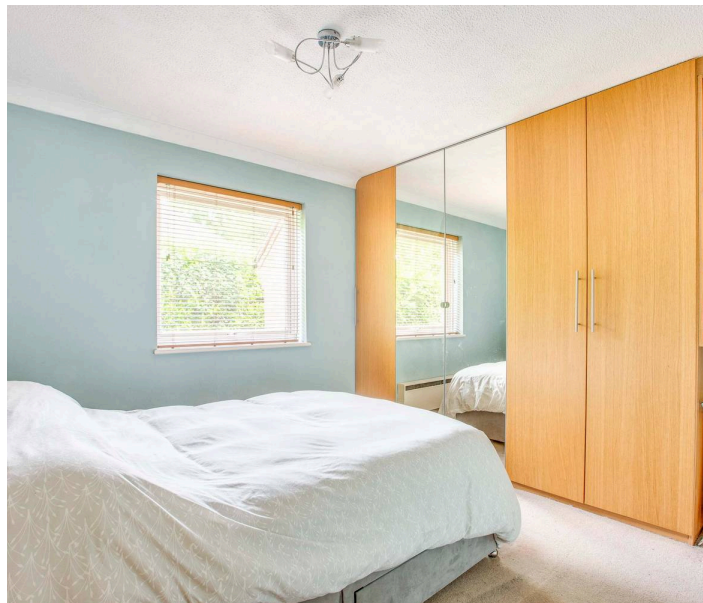
A standout feature of this residence is the beautiful communal gardens, thoughtfully landscaped and enclosed by mature hedging to guarantee a sense of seclusion and tranquillity. A garage and off-road parking provide add convenience for residents.

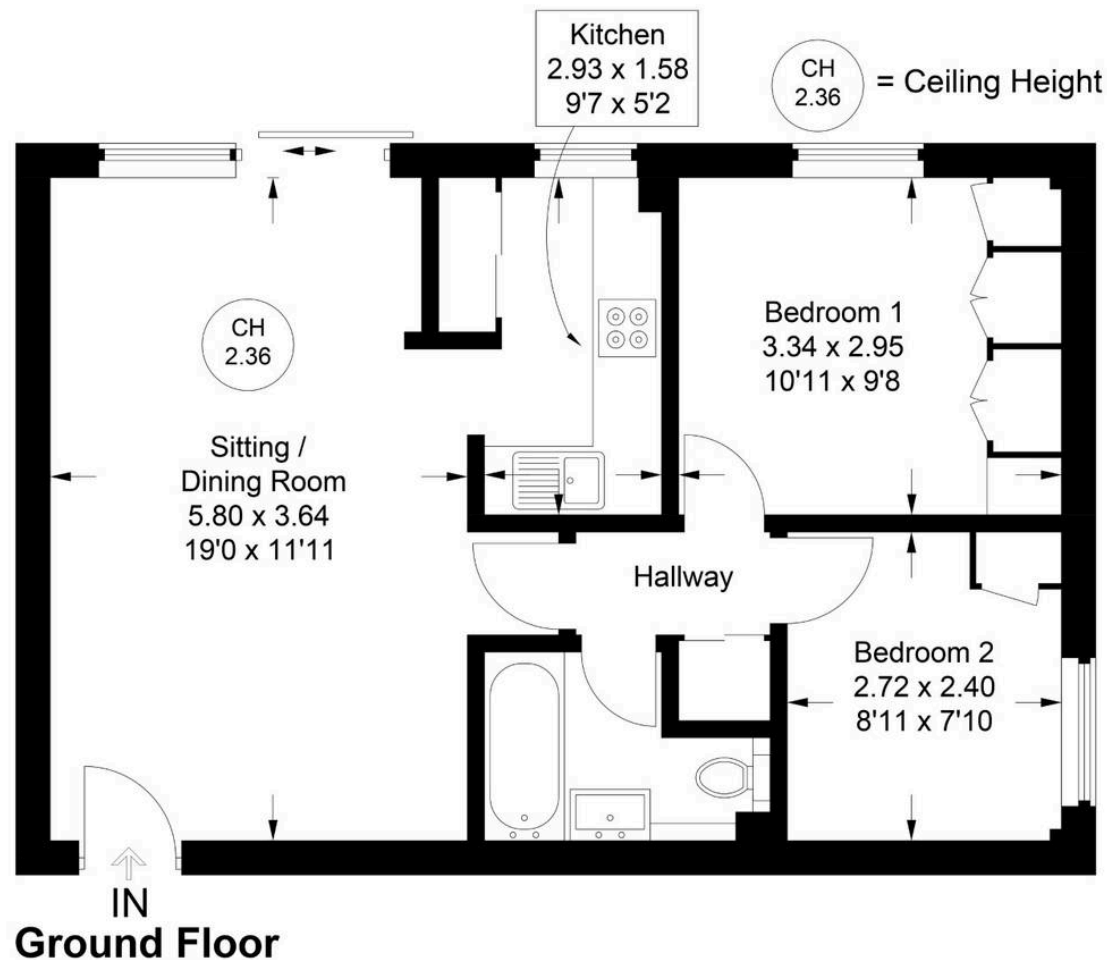
Service Charge: £120 a month - Includes buildings insurance, gardening, window cleaning and maintenance of building and grounds.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





Flat 3, Ashley Court, HP10 8HN

Approximate Gross Internal Area
51.7 sq m / 556 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

