



6 Ashwood Mansions, 255 Amersham Road - HP15 7AX
£299,950





- Offered for sale with no onward chain and wonderful views over landscaped gardens
- Located within a prestigious, exclusive gated development on the edge of Hazlemere Recreation ground, walking distance to the Royal Grammar School, amenities and excellent transport links
- Priced to sell with the option to purchase a share of the freehold poa

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Lease Details: 106 years remaining

Ground rent: £350 per annum

Management Fees: £125 per month

Council Tax band: D / EPC Rating: C

Tenure: Leasehold



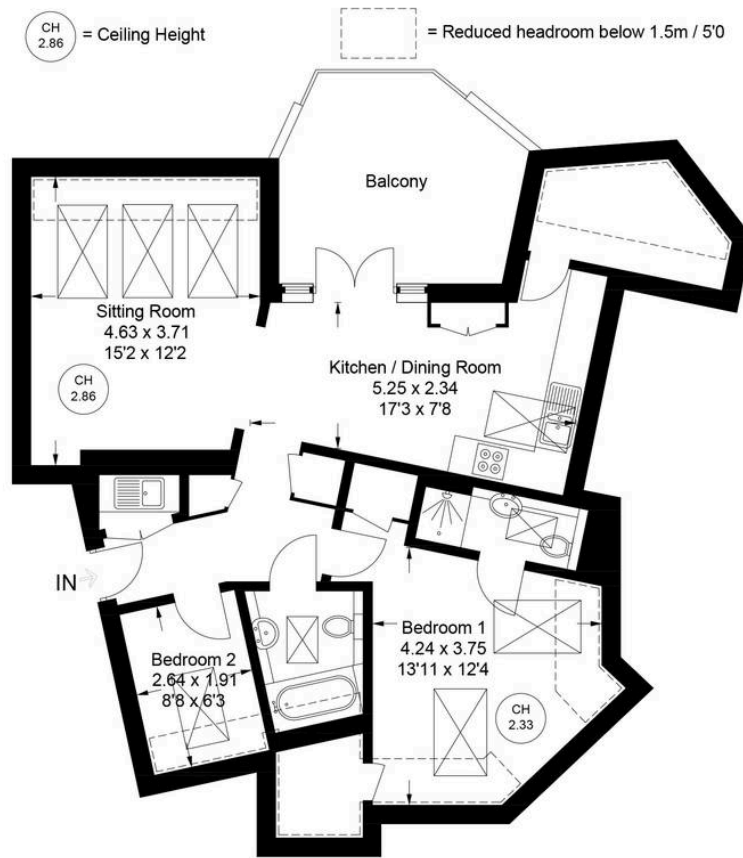
This outstanding two bedroom apartment is offered for sale with no onward chain and is situated within a prestigious, exclusive gated development on the edge of Hazlemere Recreation Ground. The property is ideally located within walking distance of the renowned Royal Grammar School, local amenities and excellent transport links.

The apartment enjoys wonderful views over landscaped gardens and benefits from underfloor heating throughout. Entry into a welcoming entrance hall with utility cupboard housing boiler, sink/drainage and rails. The true heart of the home is the stunning open plan modern kitchen and dining room, which features integrated appliances, sleek granite worktops and patio doors leading to the private south facing balcony. The generous sitting room is beautifully illuminated by triple skylights, creating an airy and bright living space.

The main bedroom is a peaceful retreat, offering two Velux windows, a storage cupboard and a stylish ensuite shower room. There is a further well-proportioned bedroom with a Velux window, ideal for guests or use as a home office. The bright and spacious bathroom is well appointed with contemporary fittings and finishes.

Additional benefits include two allocated parking spaces and the option to purchase a share of the freehold (price on application) and bicycle shed/store.





Second Floor

6 Ashwood Mansions, 255 Amersham Road, HP15 7AX

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

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

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.