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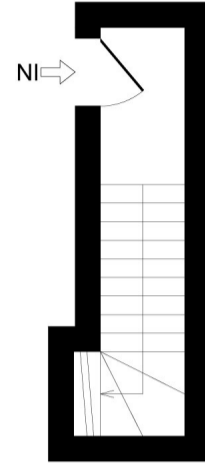
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

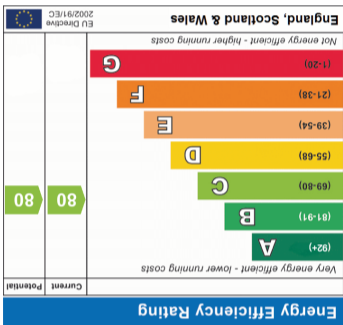
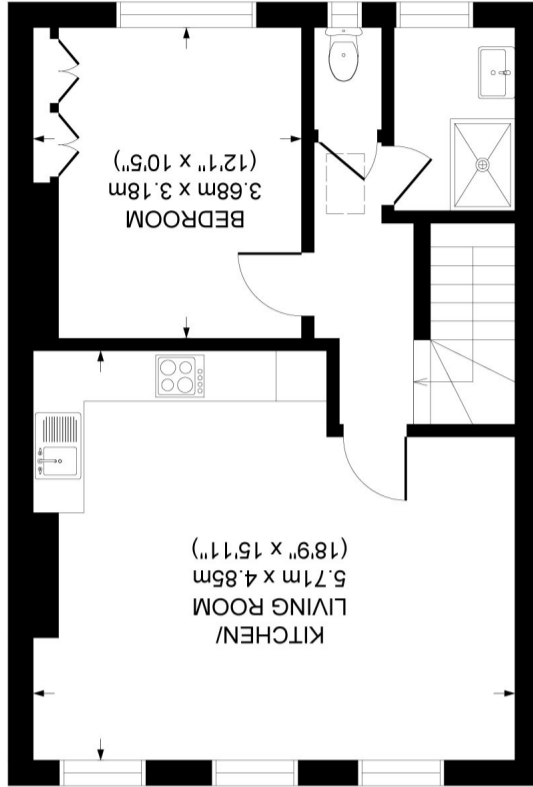
**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 589 SQ FT / 55 SQ M  
3A CHILTERN PARADE, AMERSHAM, HP6 5HP

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 56 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 533 SQ FT



**Flat 3a, Chiltern Parade Chesham Road | Amersham | Buckinghamshire | HP6 5HP**

**£335,000**

**JOHN NASH & CO.**

New Converted Second Floor Flat | Renovated to High Standard | Roof Terrace Patio | Garage & One Parking Space | Walking Distance of Mainline and Underground Station | Ideal First Time Buyer or Lock up and Leave Property | NO ONWARD CHAIN



Superbly converted one bedroom second floor flat with an open plan kitchen/living/dining room plus the advantage of having both an allocated parking space and garage. Set in the heart of Amersham on the Hill, only minutes walk to shops, restaurants and the Chiltern and Metropolitan Line train station, this flat is an ideal purchase for a first time buyer, an investment buyer or those looking for a lock up and leave property. NO ONWARD CHAIN.

#### Entrance

Accessed via a flight of stairs to the first floor communal main door with internal flat front door and stairs leading to entrance hall.



#### Hall

Skylight.

#### Kitchen/Living/Dining Room

The flat boasts a bright and airy open-plan space with triple aspect windows allowing natural light to flood the space, creating a warm and inviting atmosphere perfect for enjoying meal preparation, relaxing and entertaining.

The kitchen is contemporary, fully fitted and comes equipped with high quality appliances, ample storage space and sleek countertops. Integrated appliances include electric oven and hob with extractor fan, dishwasher, fridge/freezer and combined washer/dryer. There is a cupboard housing a Vaillant ecoTec Plus boiler, and there are tiled splashbacks, a 1 1/2 bowl stainless steel sink, laminate flooring and ceiling downlights.



#### Bedroom

A generously sized double bedroom.

#### Separate WC

#### Shower Room

The modern shower room is fitted with an enclosed shower cubicle with a sliding glass door and an Aqualisa shower unit. A wall hung ceramic sink set into storage cabinet with a lighted mirror above. Extractor fan, part tiled walls, tiled floors and a stainless steel towel radiator.

#### Outside

Patio with wrought iron balustrades, allocated parking space for one vehicle and a garage.

#### Terms

Lease: new lease of 125 years

Service Charge: £200

Council Tax Band:TBC

#### Location

Amersham on the Hill is a popular town set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25,M40, M4 and M1 is also easily accessible. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops. The flat is perfectly situated to take advantage of the vibrant local community.

