

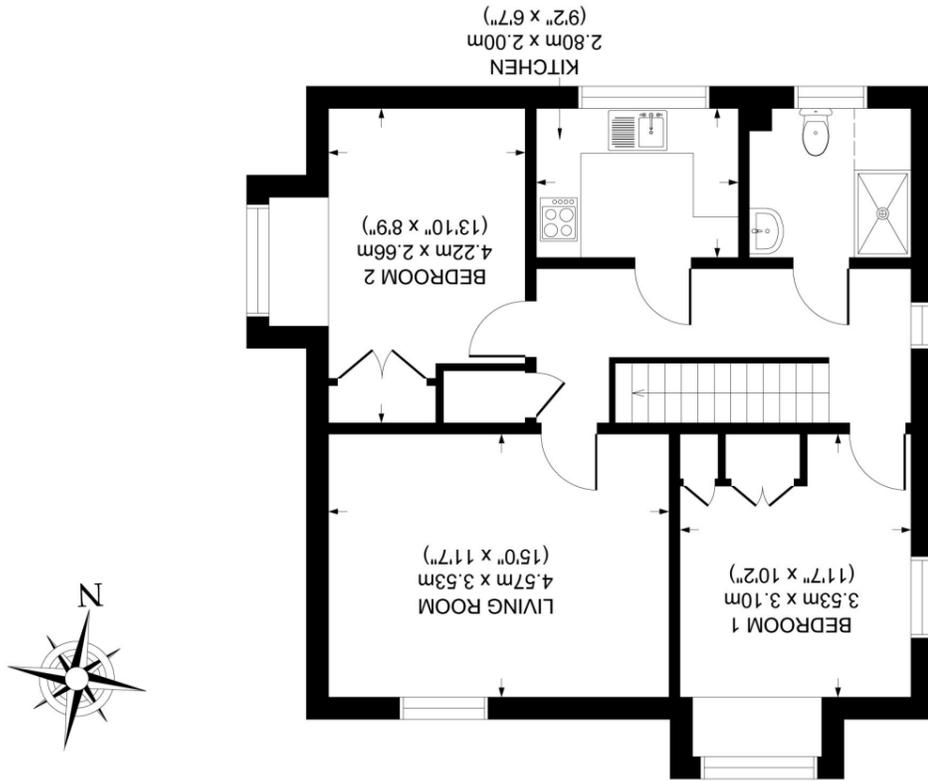
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and fittings 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 695 SQ FT / 65 SQ M
18 STUART COURT, KING GEORGE V ROAD, AMERSHAM, HP6 5AU

GROSS INTERNAL FLOOR AREA 695 SQ FT



18 Stuart Court King George V Road | Amersham | Buckinghamshire | HP6 5AU

£220,000

JOHN NASH & CO.

PRIVATE FRONT ENTRANCE | GROUND FLOOR | TWO BEDROOMS | VISITORS PARKING | SHORT LEVEL WALK OF THE TOWN CENTRE AND STATION | SHOWER ROOM | IMMACULATE THROUGHOUT



This is a two bedroom first floor retirement flat with own private entrance, presented in pristine order with modern well equipped kitchen, shower room and pleasing decor. The flat is set within a short level walk of the town centre, train station and new lifestyle/community centre. The flat comes with owner and visitor parking, a front door intercom system, an onsite manager, emergency pull cords and lovely communal gardens

Entrance Porch

Covered porch door leading to entrance vestibule with fuse box and stairs to first floor.

Entrance Hall

Airing cupboard housing Hyco water heater and slatted shelving, entry phone system to front door, emergency pull cord panel, and electric storage heater.

Living Room

A spacious room for both living and dining with views overlooking the communal garden along with a wall mounted feature electric fireplace and electric storage heater.

Kitchen

The kitchen is modern with a range of contemporary wall, base and drawer units with laminate work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a Zanussi oven and hob with stainless steel splash back. There is space for a floor standing fridge/freezer and space and plumbing for a washing machine. There is a dimplex wall mounted heater and modern lighting.

Bedroom 1

A double bedroom with views to the communal garden via double aspect windows, triple wardrobe cupboards and an electric storage heater.

Bedroom 2

A single room with a large box bay window with display shelf, double wardrobe cupboard and electric heater.

Shower Room

A modern and stylish shower room with a walk in shower unit and Triton power shower, WC, pedestal wash hand basin, a wall mounted mirror cabinet, shaver point, emergency pull cord, tiled walls and stainless steel towel radiator.

To The Outside

Communal gardens and ample owner/visitors parking.

Tenure

Leasehold - On completion a new lease of 99 years will be granted
Service Charges - £183.04 per month

Council Tax - Band D £2226.50 per annum 202/2026 Double Occupancy

