

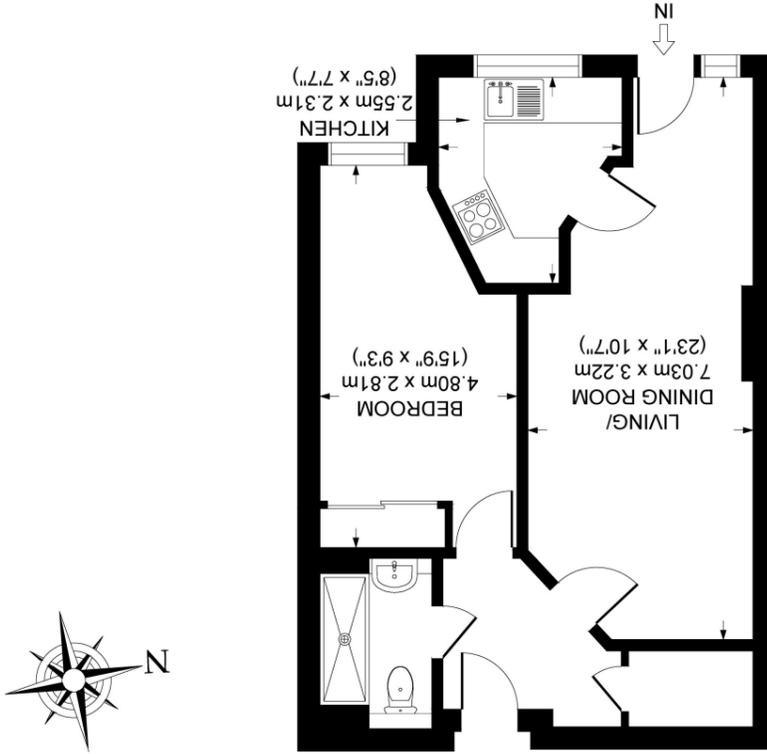
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

9 BLENHEIM LODGE, CHESHAM ROAD, AMERSHAM, HP6 5HN
APPROX. GROSS INTERNAL FLOOR AREA 509 SQ FT / 47 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 509 SQ FT



Apartment 9, 41 Blenheim Lodge | Chesham Road | Amersham | Buckinghamshire | HP6 5HX

£179,950

JOHN NASH & CO.

BEAUTIFULLY PRESENTED GROUND FLOOR RETIREMENT FLAT | ONE BEDROOM | OWN PRIVATE ACCESS | NEWLY DECORATED | CHAIN FREE | COMMUNAL LOUNGE & LAUNDRY ROOM | COMMUNAL GARDENS | LODGE MANAGER AVAILABLE 5 DAYS A WEEK



A beautifully presented ground floor one-bedroom apartment designed specifically for retirement living, ideally situated within a popular and well-maintained development within easy walking distance of Amersham New Town. The development offers a welcoming community atmosphere and benefits from a range of on-site facilities including a communal residents' lounge, laundry facilities, and a guest suite available for visitors to hire. Residents can also enjoy well-maintained communal gardens, while parking is conveniently located to the front of the development.

ENTRANCE TO COMMUNAL LOUNGE

With tea and coffee making facilities and an abundance of armchairs and tables.



FLAT ENTRANCE

Entering through the front door, you are welcomed into a good-sized entrance hall. To the right is a particularly useful storage cupboard with shelving, also housing the fuse box.

LOUNGE/RECEPTION ROOM

A door from the entrance hall leads into a beautifully presented lounge, featuring an attractive electric fireplace as a focal point. The room offers ample space for a sofa and two armchairs, as well as a dining area conveniently positioned near the kitchen. A French door provides private access to the property while allowing an abundance of natural light to fill the space, creating a bright and welcoming atmosphere.



KITCHEN

The kitchen is accessed via the living room and is fitted with a range of floor and wall-mounted cabinets, complemented by an attractive tiled splashback. The kitchen is well-equipped with a built-in oven, four-ring electric hob with extractor hood over, as well as a fridge and freezer, providing a practical and functional space.

BEDROOM

To the left of the entrance a door leads into a spacious double bedroom, benefiting from a large fitted sliding-door wardrobe and offering ample space for additional freestanding furniture. A window to the front aspect provides plenty of natural light, creating a bright and comfortable room.

SHOWER ROOM

Next to the bedroom is a well-appointed bathroom, featuring a generous walk-in shower with grab rail, WC, heated towel rail and a wash hand basin set within a vanity unit, offering both practicality and useful storage.

TO THE REAR

Communal gardens that are well maintained, mainly laid to lawn but a host of flower bed borders and mature hedging.

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 both independent and multiple shopping facilities including Waitrose, Marks and Spencer and Boots, together with a selection of restaurants and coffee shops.

TENURE AND SERVICE CHARGES

Lease: Approx. 104 years remaining
 Service Charges: £2,936.76 per year
 Ground Rent: £679.78 per annum. To be reviewed September 2026.
 Council Tax Band D £2456.51 (25/26)

