



Flat 9 Metro Court | Station Approach | Amersham | Buckinghamshire | HP6 5AZ

£395,000

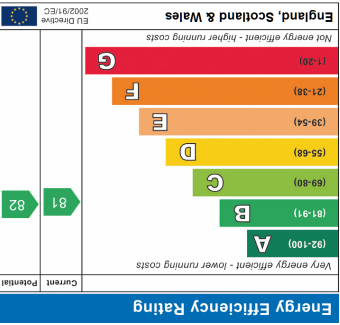
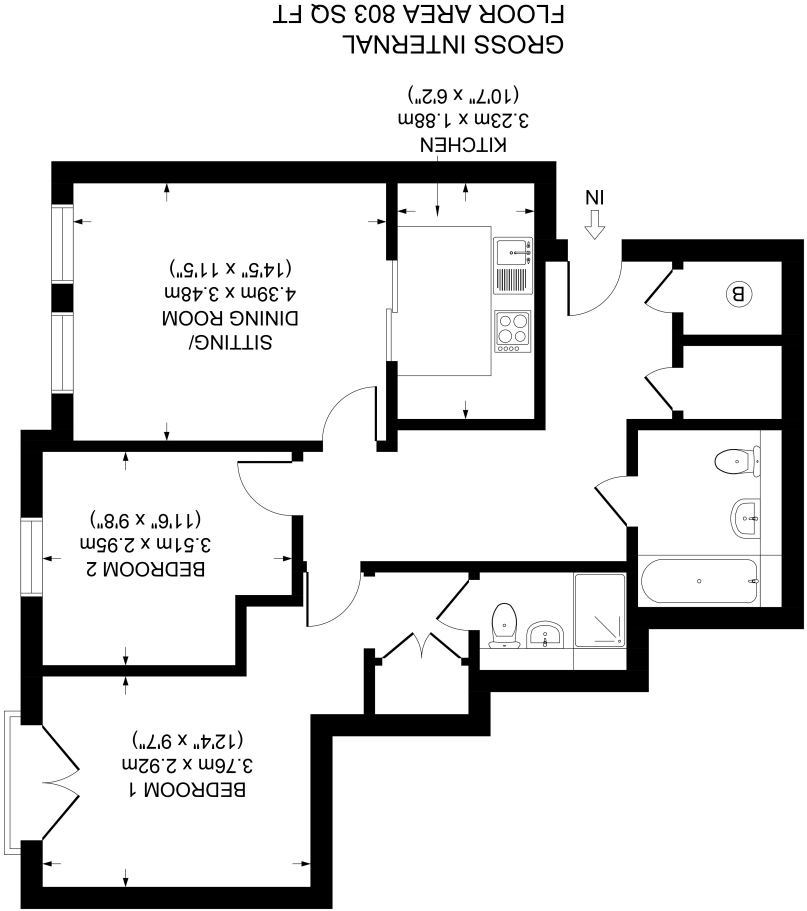
Immaculately Presented in Modern Development | Two Double Bedrooms | One Bathroom and One Ensuite Shower Room  
| Underfloor Heating to all Rooms | Gated and Covered Allocated Parking | Central Location to Town Centre Amenities  
including Train Station

JOHN NASH & CO.

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.

APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 75 SQ M  
FLAT 9 METRO COURT, STATION APPROACH, AMERSHAM, HP6 5AZ

JOHN NASH & CO.







Ideally located in the heart of the thriving market town of Amersham, this immaculately presented second floor, two double bedroom apartment is part of a modern development of just 19 flats. It ticks all the boxes including contemporary kitchen and bathrooms, allocated parking, spacious accommodation, easy access to both the Old and the New Towns and direct access to London via the train station opposite of the property or motorway networks. This flat makes an excellent first time buyer or investment purchase.

### Entrance Hall

An inviting space which could accommodate a desk/working area, there are also two storage cupboards and wall mounted phone entry system.

### Sitting/Dining Room

A bright room with ample space for both living and dining furnishings, carpeted and with two windows. Double sliding wooden pocket doors separate the room from the kitchen.

### Kitchen

Fitted with a contemporary range of kitchen units with laminate work tops incorporating single drainer stainless steel sink. Integrated NEFF appliances include electric hob with stainless steel extractor hood over, double oven, fridge freezer, dishwasher and washing machine. There is under unit lighting and a tiled splashback.

### Bedroom One

Feature double door Juliet balcony, built in wardrobe cupboard, carpeted and door to:

### En Suite Shower Room

Modern suite comprising walk-in power shower, wash hand basin, WC, tiled floor, extractor fan and shaver point.

### Bedroom Two

Carpeted.

### Bathroom

A white suite consisting of bath with shower attachment, wash hand basin, WC, part-tiled walls, extractor fan, shave point and tiled floor.

### OUTSIDE

Allocated parking space for one car that is covered and accessed via electric gates.

### Council Tax and Terms

Council Tax Band D £2,456.51 2025/2026 Rates

186 year lease extended 4 years ago

Service Charge of £1,900 per Annum

No Ground Rent

