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John Nash & Co

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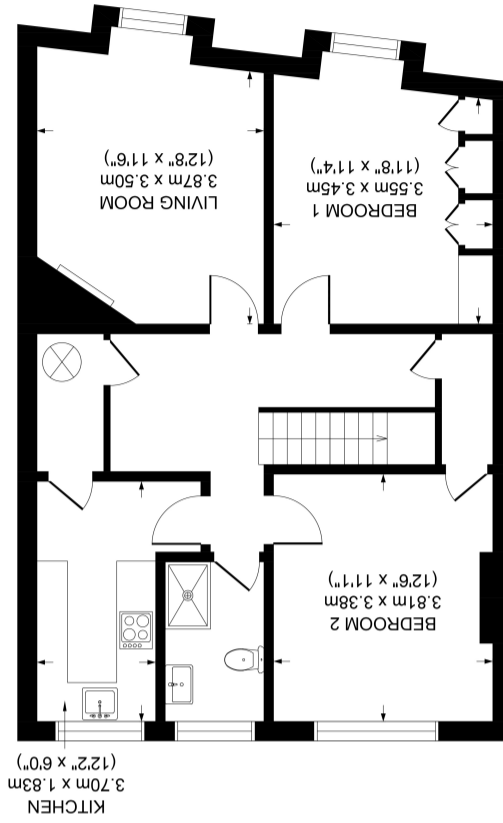
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 768 SQ FT / 71 SQ M  
16 SYCAMORE ROAD, AMERSHAM, HP6 5DR

GROSS INTERNAL FLOOR AREA 768 SQ FT



16 Sycamore Road | Amersham | Buckinghamshire | HP6 5DR

£320,000

JOHN NASH & CO.

Second Floor Flat | Modern and Well Presented | Two Double Bedrooms | No Onward Chain |  
Walking Distance to Town Centre Amenities and Train Station



A modern and well presented second floor flat in the heart of Amersham town centre that is in walking distance to the train station, shops and restaurants and the Chiltern Lifestyle Leisure Centre. There is a light and airy living room, two double bedrooms, kitchen and shower room. NO ONWARD CHAIN.

### Entrance

Stairs lead from the main door to the flat entrance with stairs then leading up to the entrance hall with cupboard for storage and housing hot water cylinder.

### Living room

A light and airy living room, featuring a fireplace with mantel over.

### Kitchen

A roomy, galley style kitchen with a good range of contemporary cabinetry and worksurfaces and incorporating all appliances including integrated electric hob and oven with extractor hood, fridge freezer, and washing machine. There is a single stainless steel sink set into the worksurface with window above.

### Bedroom 1

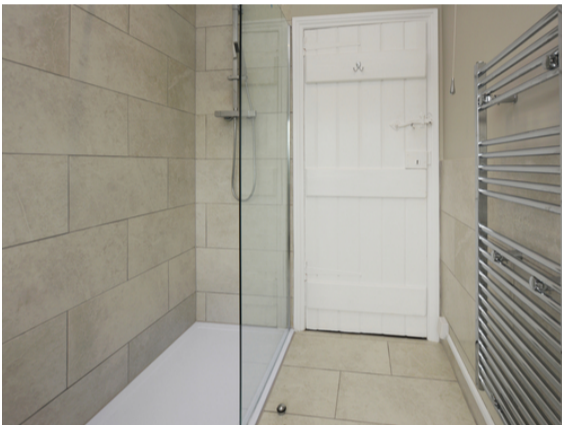
A carpeted double bedroom with built in wardrobes.

### Bedroom 2

A carpeted double bedroom.

### Shower Room

A modern suite consisting of W.C, wash hand basin set in vanity unit, drench shower with glass shower screen, ladder style towel radiator, mirror, and extractor fan.



### Terms

Lease: 975 Years Remaining  
Service Charge: None  
Insurance Cost for 2024: £393

EPC Exempt

Council Tax Band C £2,078.55 2024/2025 Rates

NB: Flat is Currently Tenanted

### 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.