

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.

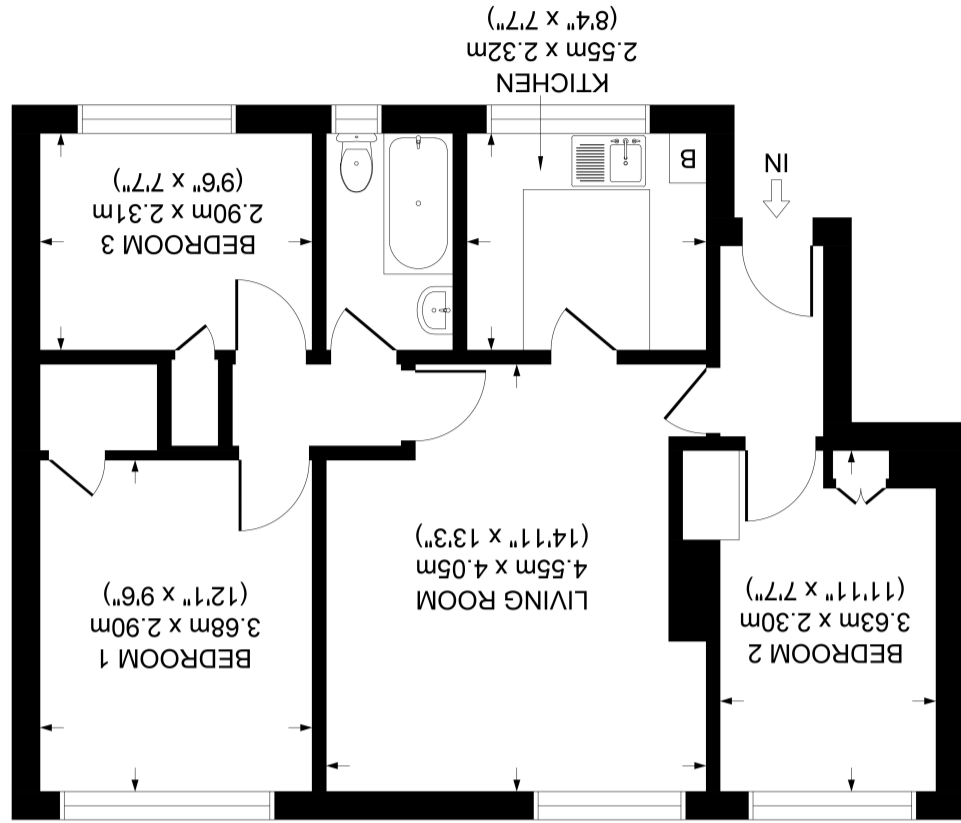
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and 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 661 SQ FT / 61 SQ M
4 WOODLEY COURT, AMERSHAM, HP7 9BT

GROSS INTERNAL FLOOR AREA 661 SQ FT



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82-100)
	B (61-81)
	C (49-60)
	D (39-48)
	E (29-38)
	F (13-28)
Not energy efficient - higher running costs	G (1-12)
Current	76
Potential	79

England, Scotland & Wales
EU Directive 2002/91/EC



Flat 4 Woodley Court | Highmoor | | Amersham | Buckinghamshire | HP7 9BT

£295,000

JOHN NASH & CO.

Spacious First Floor Flat | 3 Bedrooms | Allocated and Visitors Parking | Ideal First Time Buyer or Investment Purchase | No Chain



A spacious first floor flat situated between Old Amersham and Amersham on the Hill, within walking distance of the Town Centre and Station. Entrance Hall, Living Room, 3 Bedrooms, Allocated Parking.

EPC - C

Available now

Communal Entrance Area

Entrance Hall

Wood floor, meter cupboard.

Living Room

Wood flooring, entry phone receiver, radiator, TV aerial point, BT point, door to:

Kitchen

Laminate floor, fully fitted with good range of floor and wall cupboards, integrated gas hob with electric oven below, washing machine, Glow Worm gas fired boiler, fridge, one and a half bowl stainless steel sink unit.

Study/Bedroom 3

Wood flooring, built-in display /storage cupboard, radiator.

inner Hall

Bedroom 1

Built in wardrobe cupboard, radiator.

Bedroom 2

Fitted cupboard with shelving, radiator.

Bathroom

Panelled bath with mixer taps and hand shower attachment, low level W.C., pedestal wash hand basin, ladder radiator, fitted mirror.

Parking

One allocated parking space and visitors parking.

Terms and Council Tax

Lease: 125 year lease from 25 March 1990

Service Charges £100 per calendar Month

Ground Rent: Peppercorn

Share of the Freehold

Council Tax: Band C Amount Payable: £2078.55 2024/2025 rates

Location

Amersham is a commuter town, providing a selection of shopping facilities, schooling for children of all ages, several sports facilities including the newly built Chilterns Lifestyle Centre. There is a railway station with a service to London (Baker Street, The City and Marylebone). Access is available to the M1, M4, M40 and M25 Motorways.

