

APPROX. GROSS INTERNAL FLOOR AREA 400 SQ FT / 37 SQ M

FLAT 2, THE OLD WAREHOUSE, CHALFONT STATION ROAD, LITTLE CHALFONT, HP7 9PN

JOHN NASH & CO.

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

GROSS INTERNAL FLOOR AREA 400 SQ FT

Living/Dining Room (13'0" x 9'4")
Kitchen Area (11'0" x 7'10")
Bedroom (10'0" x 7'10")
Bathroom

Energy Efficiency Rating

Current	Potential
79	79

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

Very energy efficient - lower running costs
(82+)
A

(61-91)
B

(69-80)
C

(55-68)
D

(39-54)
E

(21-38)
F

(1-20)
G

Not energy efficient - higher running costs





A GROUND FLOOR, MODERN, BRIGHT AND AIRY FLAT, IN THIS VERY CENTRAL LOCATION IN THE VILLAGE OF LITTLE CHALFONT. THIS IS AN IDEAL OPPORTUNITY FOR A FIRST TIME BUYER HOME OR INVESTMENT, BEING SO CLOSE TO THE MET LINE STATION AND ALL AMENITIES. NO ONWARD CHAIN.

Communal Hall

Entrance Hall

Radiator, engineered wood strip flooring, thermostat for central heating, security entry phone, excellent range of full height storage cupboards.

Sitting Room

A very bright room with two radiators, TV aerial point, three wall light points.

Kitchen Area

Single drainer stainless steel sink unit set in laminate surround with cupboards below with integrated dishwasher and washer/dryer, worktop extends to incorporate Neff four ring gas hob unit with oven below and extractor hood over deep drawer unit, two wall cupboards one incorporating Vaillant gas fired boiler, integrated fridge/freezer. Engineered wood strip flooring, recessed downlights.

Bedroom

Radiator, built-in wardrobe cupboard with store cupboard above.

Shower Room

Shower Room Fully tiled shower stall with glazed door, wash hand basin with tiled splashback, WC with concealed flushing unit and display shelf, chromium heated ladder radiator, ceramic tiled flooring, recessed downlights.

Tenure

125 year lease from 2016
Maintenance charge of approximately £500.00 per annum including ground rent

Council Tax: Band C £2028.20 2024/2025 Rates

Location

The property benefits from being situated in Little Chalfont and with close access to additional amenities of Amersham on the Hill. Little Chalfont provides a varied selection of shops, renowned schooling, including Dr Challoner's High School (girls grammar) and Chalfont & Latimer railway station. The village is situated off the A404 with road links to the M25 for the M4, M40 and M1 motorways. Amersham too is an equal distance way with a wider range of shops and facilities.

