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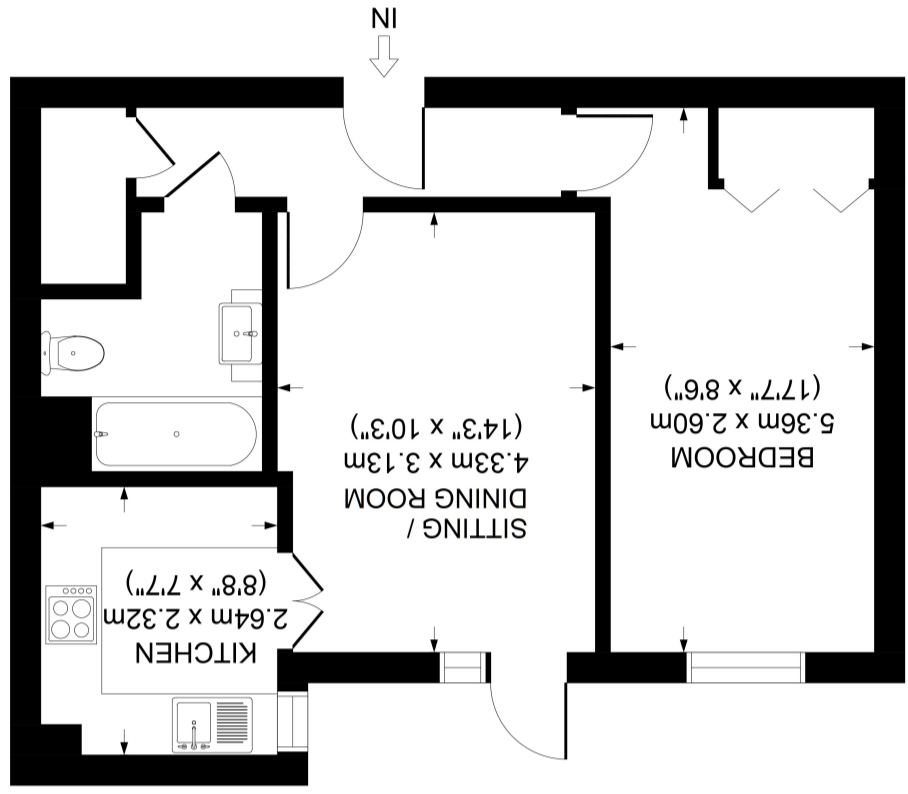
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT / 46 SQ M  
 FLAT 6 ARCHER COURT

**GROSS INTERNAL FLOOR AREA 499 SQ FT**



Energy Efficiency Rating	
Current	Potential
77	81

England, Scotland & Wales  
 EPC 2008/1/EC  
 Not energy efficient - higher running costs  
 A (82+) Very energy efficient - lower running costs  
 B (61-91)  
 C (49-60)  
 D (35-48)  
 E (29-54)  
 F (13-34)  
 G (1-20)



Flat 6, 43 Archer Court | Chesham Road | Amersham | Buckinghamshire | HP6 5UL

£227,500

**JOHN NASH & CO.**

One Bedroom Ground Floor Retirement Flat | Good Size Living Area | Attractive Communal Grounds |  
 Within Short Walk of Town Centre Shops and Amenities | No Upper Chain



A ground floor one bedroom retirement flat situated in this popular development and within a very short walk of the amenities of Amersham town centre. The flat comprises an entrance hall, good sized sitting room, kitchen, bedroom, bathroom and hall storage cupboard. Storage heating and double glazing is installed. Communal lounge, laundry room, parking and guest suite available to hire.

**Communal Entrance**

Automatic doors leading to communal sitting room.

**Entrance Hall**

Main entry door system, carpet, storage/airing cupboard with hot water cylinder, shelving, electric fuse box, electric meter, BT point, light point.

**Sitting Room**

Electric storage heater, two wall light points, double glazed door and side screen leading to patio area and pretty communal gardens, TV and FM points, carpet, glazed double doors to kitchen.

**Kitchen**

Single drainer stainless steel sink unit with cupboard under and space for refrigerator and freezer, laminated worktop incorporating four ring electric hob unit with extractor hood over, built in oven with cupboards above and below, range of floor and wall units, tiled splashbacks. Vinyl flooring, fluorescent ceiling tube light, wall mounted electric heater

**Bedroom**

Double built in mirrored wardrobe cupboard, heater, two wall light points, BT point, carpet.



**Bathroom**

Panelled bath with Aqualisa shower over and glass screen, wash hand basin with vanity unit below and mirror over with light unit. Fully tiled walls, wall heater and electric towel rail, ceiling light point, carpet.

**Outside**

Parking to the front of the building. Well-tended communal gardens.

**Lease and Charges**

Lease: 125 years from 1st April 1998

Maintenance Charges: £1,691.10 per 1/2 year

Ground Rent: £547.79 per year

Council Tax Band: Band D £2,226.50 2023/2024 Double Occupancy

**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, WH Smiths and Boots together with a selection of restaurants and coffee shops.

