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John Nash & Co

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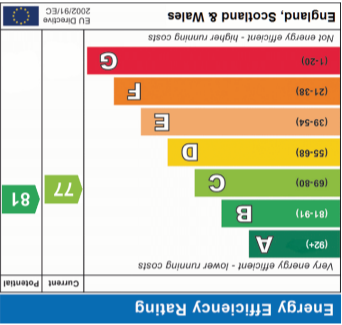
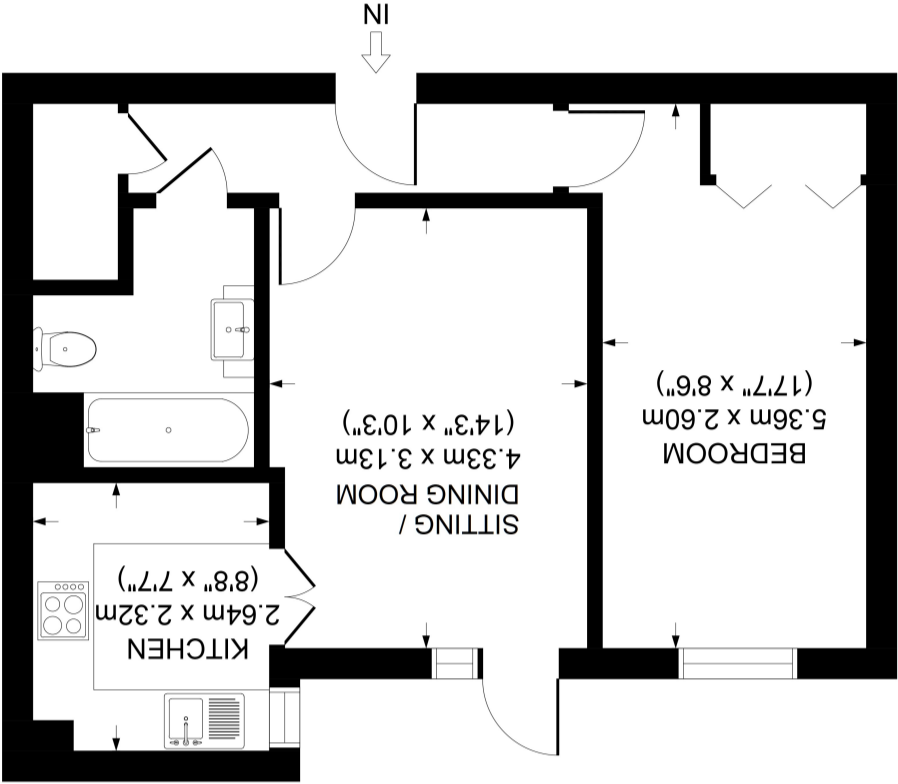
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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 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 499 SQ FT / 46 SQ M
FLAT 6 ARCHER COURT

GROSS INTERNAL
FLOOR AREA 499 SQ FT



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

£210,000

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 £2,338.37 2024/2025 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.

