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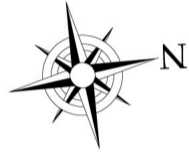
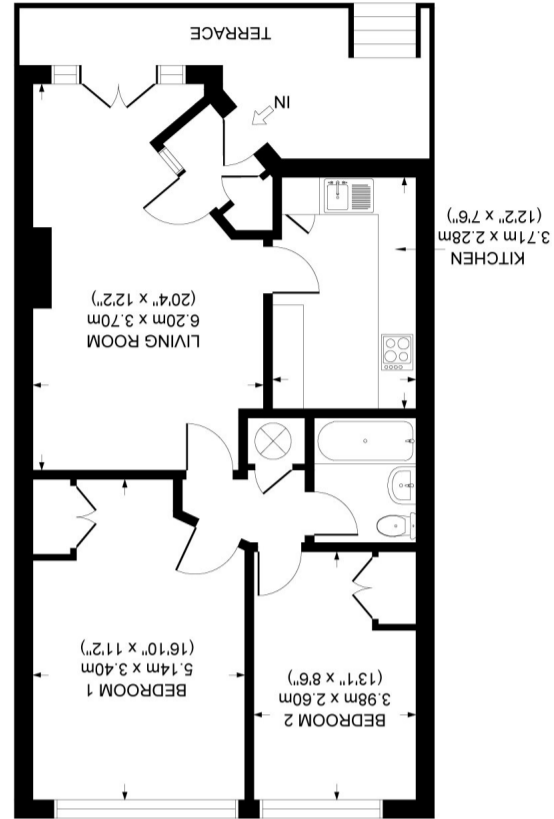
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M
6 SYCAMORE PLACE, HILL AVENUE, AMERSHAM, HP6 5BG

GROSS INTERNAL FLOOR AREA 713 SQ FT



JOHN NASH & CO.

Energy Efficiency Rating	
Current	Potential
42	74
England, Scotland & Wales Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82+) Very energy efficient - lower running costs B (61-81) C (49-60) D (35-48) E (29-54) F (17-38) G (1-20) Not energy efficient - higher running costs	



Flat 6 Sycamore Place | Hill Avenue | Amersham | Buckinghamshire | HP6 5BG

£275,000

JOHN NASH & CO.

TWO DOUBLE BEDROOMS | STONES THROW OF THE MET LINE AND TOWN CENTRE | NO ONWARD CHAIN | EXCELLENT INVESTMENT OPPORTUNITY | GOOD SIZE BALCONY



This is an excellent opportunity to purchase an ideal PROPERTY FOR INVESTMENT. Located two minutes from the Met Line station and in the centre of the shopping area of Amersham on the Hill, the flat requires complete refurbishment with scope to alter the internal layout.

Entrance Hall

Store cupboard with fuse box and gas meter.

Glazed door to:-

Sitting Room

Original brick fireplace with tiled hearth. Electric Heater.

Glazed double doors with side screen to terrace
Entry phone receiver.
BT point.
TV Aerial point

Glazed door to inner hall:-

Kitchen

Stainless steel sink unit, laminated work top incorporating gas hob unit with oven below and extractor hood over, washing machine, large breakfast bar with double wall cupboard over, further range of wall cupboards, store cupboard, part tiled walls.

Inner Hall

Linen cupboard, hot water cylinder

Bedroom One

Double built in wardrobe cupboard. Electric storage heater.

Bedroom Two

Double wardrobe cupboard. Electric storage heater.

Bathroom

Bath with mixer taps and shower attachment, Wash hand basin and WC, fully tiled walls and stone tiled flooring and electric towel rail.

Outside - balcony

Electric light point

Tenure

Lease 125 unexpired
No ground rent
Service Charge of £339 per quarter
Council Tax Band C £2078.55 (24/25)

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. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoners Boys School. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks & Spencer, WH Smiths and Boots, together with a selection of restaurants and coffee shops.

