

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.

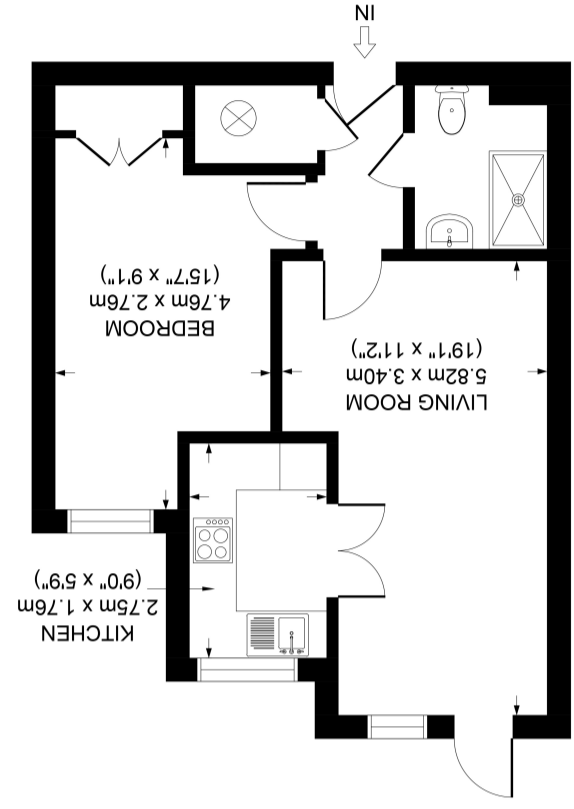
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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 484 SQ FT / 45 SQ M
 9 ARCHER COURT, 43 CHESHAM ROAD, HP6 5UL

GROSS INTERNAL FLOOR AREA 484 SQ FT



Energy Efficiency Rating	
Current	Potential
73	83
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82+) B (61-81) C (49-60) D (35-48) E (29-54) F (21-38) G (1-20)	



Flat 9 Archer Court | 43 Chesham Road | Amersham | Buckinghamshire | HP6 5UL

£175,000

JOHN NASH & CO.

Ground Floor Retirement Apartment | One Bedroom | Residents Lounge and Guest Suite | Community Alarm Service | Attractive Communal Grounds | Close to All Amenities including Train Service



A BRIGHT GROUND FLOOR ONE BEDROOMED RETIREMENT FLAT SITUATED TO THE FRONT OF THIS POPULAR DEVELOPMENT WITHIN A VERY SHORT WALK TO ALL AMENITIES OF AMERSHAM ON THE HILL. THE FLAT COMPRISES AN ENTRANCE HALL, SITTING ROOM WITH ACCESS TO THE FRONT, KITCHEN, BEDROOM, SHOWER ROOM, STORAGE CUPBOARD. DOUBLE GLAZING IS INSTALLED WITH ELECTRIC HEATERS, COMMUNAL LOUNGE, LAUNDRY ROOM, PARKING. GUEST SUITE AVAILABLE TO HIRE.

Communal Hall with resident's lounge and hallway.

Entrance Hall

Walk-in store/linen cupboard with electricity meter and consumer unit, range of fitted shelves, emergency call unit, glazed door to:

Sitting Room

Feature fireplace and fitted electric fire, storage heater, two wall light points, TV, FM and BT point, glazed casement door and side screen to front garden and car park, glazed double doors to:

Kitchen

Single drainer stainless steel sink unit set in laminate surround with cupboard below and space for refrigerator and freezer, worktop extends to incorporate four ring electric hob unit with extractor unit over, range of floor and wall cupboards, fitted oven, part tiled walls and wall heater.

Bedroom

Double built-in wardrobe cupboard with mirror fronted sliding doors, storage heater, two wall light points, TV and BT point.

Shower Room

Large walk-in shower with glazed screen and Aqualisa shower unit, WC, wash hand basin with cupboard below and fitted mirror over, fully tiled walls, extractor fan, wall heater.

Outside

Beautifully maintained communal grounds with access to the rear providing easy access to the High Street. Car parking to the front.

Terms and Charges

Lease: 125 years from 1st April 1998

Maintenance Charges: £1,691.10 per 1/2 yearly
Ground Rent: £547.79 per year

Council Tax: Band D £2,338.37 2024/2025 Double Occupancy

Location

Archer Court is located at Amersham on the Hill which is a popular town set in the Chiltern Hills offering excellent facilities. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks and Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops. Banking facilities, a health centre, a new leisure facility along with churches and park areas make Amersham a desirable area to live. Charming Old Amersham is famous for its period houses and provides a selection of shopping boutiques, upmarket restaurants, independent coffee shops, two hotels and a Tesco superstore Local bus routes, train connections to Central London and the motorway network are all conveniently accessible from Archer Court.

