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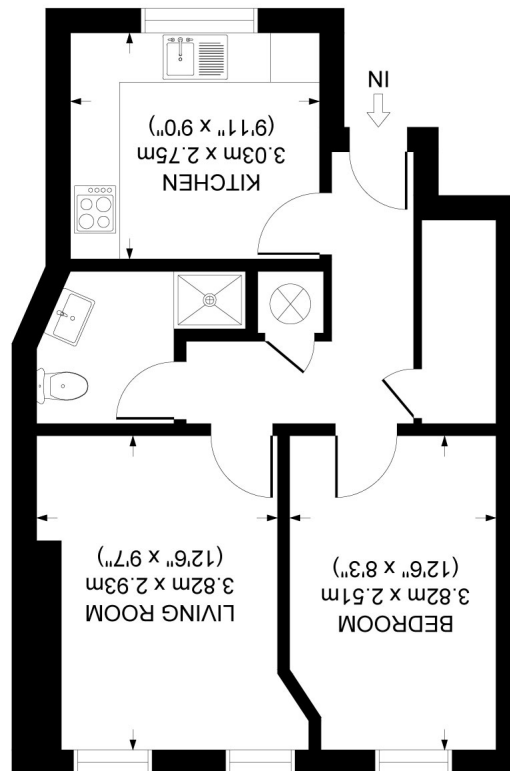
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



APPROX. GROSS INTERNAL FLOOR AREA 467 SQ FT / 43 SQ M
3 CHILTERN PARADE, AMERSHAM, HP6 5HP

GROSS INTERNAL FLOOR AREA 467 SQ FT



Flat 3, Chiltern Parade Chesham Road || AMERSHAM | Buckinghamshire | HP6 5HP

£325,000

JOHN NASH & CO.

New Converted First Floor Flat | Renovated to High Standard | Roof Terrace Patio | 1 Allocated Parking Space | Walking Distance of Mainline and Underground Station | Ideal First Time Buyer or Lock up and Leave Property | NO ONWARD CHAIN



Superbly converted one bedroom first floor flat with the advantage of an allocated parking space set in the heart of Amersham on the Hill only minutes walk to shops, restaurants and the Chiltern and Metropolitan Line train station. This flat is an ideal purchase for a first time buyer, an investment buyer or those looking for a lock up and leave property. NO ONWARD CHAIN.

Entrance

Accessed via a flight of stairs to the first floor and communal front door with internal front door to the flat.

Entrance Hall

Under stairs storage/utility cupboard, airing cupboard housing Tempest hot water cylinder with storage above, electric radiator

Kitchen

Comprehensively fitted kitchen with a range of white gloss wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer surface. Integrated appliances include electric oven and hob with extractor fan over, dishwasher, fridge/freezer and combined washer/dryer. Tiled splashbacks, laminate flooring, ceiling downlights and electric radiator.

Living Room

A bright room with double casement windows, a shelving recess, two electric radiators and a TV and BT point.

Bedroom

A double room with ceiling downlights and electric radiator.



Shower Room

Fitted with a white suite comprising WC, ceramic sink set into storage cabinet with lighted mirror above, fully tiled shower stall with glass panel door with both shower and rain shower heads. Extractor fan, part tiled walls, tiled floors and stainless steel towel radiator.

Outside

Patio with wrought iron balustrades, allocated parking space for one vehicle.

Terms

Lease: New lease of 125 years

Service Charge: £200

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 shopping facilities including Waitrose, Marks and Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops. The flat is perfectly situated to take advantage of the vibrant local community.

