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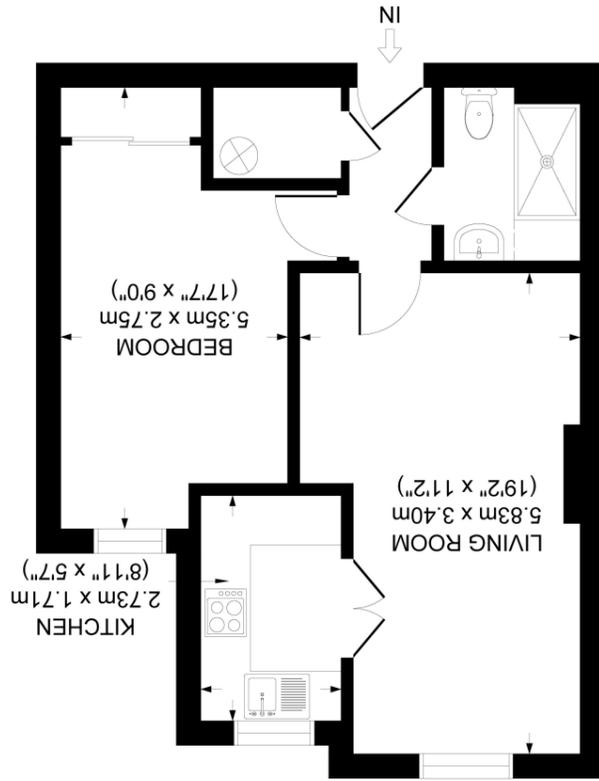
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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 490 SQ FT / 46 SQ M  
30 ARCHER COURT, AMERSHAM, HP6 5UL

**GROSS INTERNAL FLOOR AREA 490 SQ FT**



Energy Efficiency Rating	
Current	Potential
71	78
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (13-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EPC 2008/1/EC	



Flat 30, 43 Archer Court | Chesham Road | Amersham | Buckinghamshire | HP6 5UL

£179,000

**JOHN NASH & CO.**

2nd floor retirement apartment | Lifts to all floors | Warden Assisted Apartment in central location | Guest suite available | communal laundry room | Night Storage heaters | Shower Room



A second floor one bedroom retirement flat, served by a lift and situated in this popular development and within a very short walk of the amenities of Amersham town centre. The flat comprises an entrance hall, sitting/dining room, kitchen, bedroom, shower room and hall storage cupboard. Night storage heating and double glazing is installed. Communal lounge, laundry room, parking and guest suite available to hire.

**The Property Comprises:-**

**Entrance Hall**

Deep store cupboard with hot water cylinder, electricity meter and consumer unit.

**Sitting Room**

Feature fireplace with carved wood surround and fitted electric fire, storage heater, TV point. Glazed double doors to:

**Kitchen**

Single drainer sink unit set in laminate worktop, extending to incorporate four ring hob unit with cupboards below and space for fridge and freezer, full height unit incorporating oven, range of wall cupboards and extractor hood, part tiled walls, wall heater.

**Bedroom**

Storage heater, double built in wardrobe cupboard with mirror fronted doors.

**OUTSIDE**

Private Parking and well tended landscaped communal gardens

**Council Tax Band D**

£2,226.50 2023/2024 Rates at Double Occupancy

**Lease**

125 years from 01/04/1998, 100 years remaining.

**Maintenance Charge**

Service charge approximately £1,691.10 per 1/2 year.

**Notes**

Parking Sky TV available and can be easily connected.  
Power point for mobility scooter  
Communal laundry room with ashing machine and driers for residents use.  
Guest suite available which can be booked in advance with the Part Time House Manager.  
Emergency pull cords in all rooms with 24 hour monitoring  
Residents lounge

