

APPROX. GROSS INTERNAL FLOOR AREA 490 SQ FT / 46 SQ M

30 ARCHER COURT, AMERSHAM, HP6 5UL

GROSS INTERNAL FLOOR AREA 490 SQ FT

IN

LIVING ROOM  
5.83m x 3.40m  
(19'2" x 11'2")

BEDROOM  
5.35m x 2.75m  
(17'7" x 9'0")

KITCHEN  
2.73m x 1.71m  
(8'11" x 5'7")

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JOHN NASH & CO.

Energy Efficiency Rating

Current	Potential
71	78

England, Scotland & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

A (82+)

B (61-91)

C (55-68)

D (39-54)

E (21-38)

F (1-20)

G







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

