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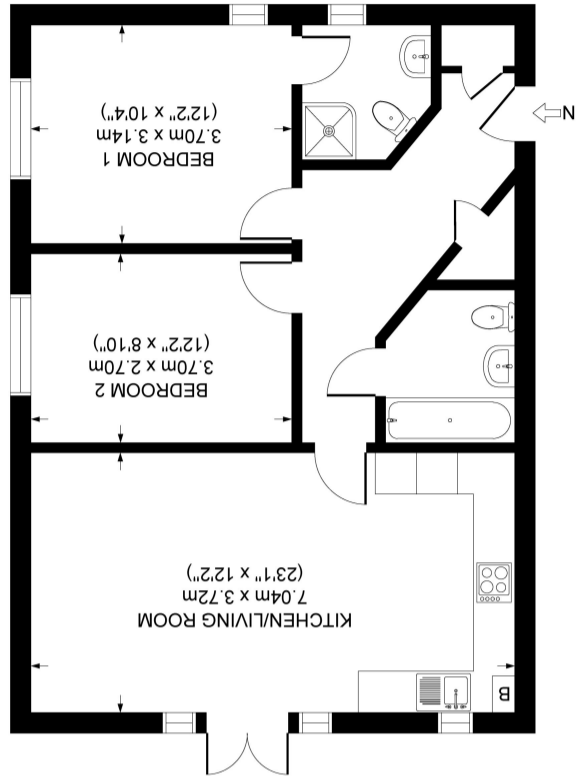
Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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.



GROSS INTERNAL FLOOR AREA 760 SQ FT  
 APPROX. GROSS INTERNAL FLOOR AREA 760 SQ FT / 71 SQ M  
 FLAT 1 3 - 5 STATION ROAD, AMERSHAM, HP7 0BQ



Energy Efficiency Rating	
Current	82
Potential	82
Very energy efficient - lower running costs	
A	(82-100)
B	(61-81)
C	(49-60)
D	(35-48)
E	(29-54)
F	(17-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Flat 1, 3-5 Walnut Mews | Station Road | Amersham | Buckinghamshire | HP7 0FB

£425,000

JOHN NASH & CO.

Ground Floor Apartment | 2 bedrooms, 2 bathrooms | Open Plan Living Room/Kitchen | Wood floors throughout | Underfloor Heating | NO ONWARD CHAIN



A spacious and well presented 2 bedroom, 2 bathroom, ground floor modern apartment within a level walking distance of the charming high street of Old Amersham. Amersham town centre and train line station are just a short half mile away. NO ONWARD CHAIN.

#### Entrance Hall

Doors leading to:

#### Open Plan Kitchen/Living Room

The kitchen is equipped with a range of modern wall and floor units with granite worksurfaces. Integrated Bosch appliances include an induction hob with stainless steel extractor fan, oven with separate grill, 60/40 split fridge/freezer and dishwasher. Cupboard housing an Ideal combi boiler.

The living room area has double doors that open onto a private patio. The entire room is fitted with wood flooring and benefits from underfloor heating. There is also space for a dining table and chairs.

#### Bedroom 1

This good sized double bedroom has wooden flooring with underfloor heating and a door to:

#### En Suite Shower Room

Comprising a walk in shower with sliding doors, WC and wall hung wash hand basin with drawers below. Extractor fan, ladder style towel rail radiator, mirrored wall cabinet and tiled floors and walls.

#### Bedroom 2

A double room with wooden flooring and underfloor heating.

#### Bathroom

Comprising a bath with shower over and glass panels, WC and wash hand basin set into storage units, lighted mirror, extractor fan, ladder style towel rail radiator and tiled floors and walls.

#### Lease and Service Charges

A New Lease of 999 years will be Granted  
Peppercorn Ground Rent  
Service Charge in Region of £1900 per annum

#### Council Tax Band C - £2,078.55 2024/2025 Rates

#### Location

The apartment is situated in a convenient location to access the town centre which offers a variety of shopping facilities along with the new Chilterns Lifestyle Centre. The Metropolitan and Chiltern Lines offer an excellent rail service into London. Also easily accessed is Old Amersham which is famous for its period houses, shopping boutiques, hotels and a good variety of restaurants pubs and independent coffee shops. Education is well catered for all ages with Dr Challoner's Grammar School for boys within close walking proximity. Dr Challoner's High School for girls is at Little Chalfont and private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

