

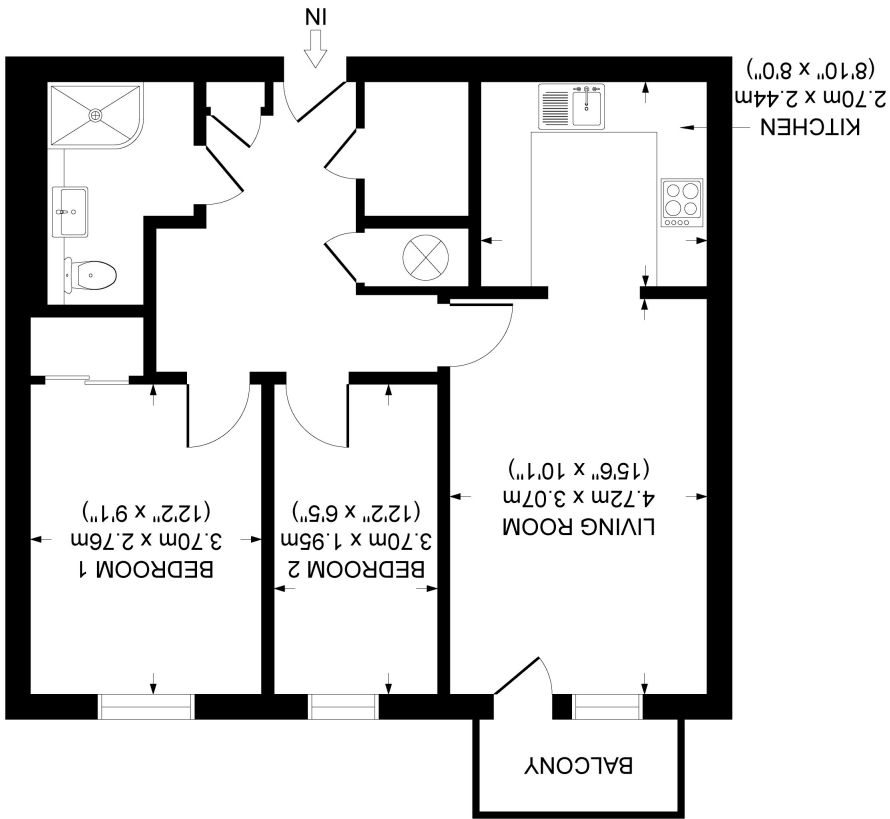
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

APPROX. GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M  
39 KINGS LODGE, KING GEORGE V ROAD, AMERSHAM, HP6 5DP

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 635 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		58	71
EU Directive 2002/91/EC			



**39 Kings Lodge | King George V Road | Amersham | Buckinghamshire | HP6 5DP**

**£235,000**

# JOHN NASH & CO.

POPULAR RETIREMENT COMPLEX IN THE HEART OF AMERSHAM | 2ND FLOOR FLAT WITH LIFT | TWO BEDROOMS | BALCONY | EXCELLENT STORAGE CUPBOARDS | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION





THIS IS A SECOND FLOOR TWO BEDROOM APARTMENT WITH ITS OWN BALCONY OVERLOOKING THE COMMUNAL GROUNDS OF THIS POPULAR RETIREMENT DEVELOPMENT. IT IS NICELY PRESENTED WITH MODERN SHOWER ROOM AND EXCELLENT STORAGE CUPBOARDS WITH WARDROBES IN THE BEDROOM AND TWO HALL STORAGE CUPBOARDS. THERE IS AMPLE RESIDENTS AND VISITORS PARKING, ATTRACTIVE COMMUNAL GROUNDS, A RESIDENTS LOUNGE, VISITORS GUEST SUITE, LAUNDRY ROOM, A COMMUNITY ALARM SERVICE WITH PULL CORDS THROUGHOUT.

### COMMUNAL ENTRANCE

Lift on stairs to second floor

### ENTRANCE HALL

Walk in store cupboard with shelving and a light, an airing cupboard, a cupboard housing the electricity fuse box, emergency phone and pull cord, door entry system and electric store radiator. Hatch to loft space.

### SITTING ROOM

Electric storage heater, TV point, double glazed casement door and side screen leading to balcony overlooking the gardens having a southerly aspect, wide opening to:

### KITCHEN

Single drainer stainless steel sink unit set in laminate surround and cupboard below and adjoining drawer stack, base units with laminated worktops with cupboards below incorporating Siemens oven and hob unit with extractor fan, triple wall cupboard, part tiled walls, downlights, Dimplex wall heater.

### Shower Room

Fully tiled shower stall with curved screen, wash hand basin set in vanity surround with cupboard below and WC with concealed flushing unit, display shelving, chromium heated ladder towel rail, tiled flooring and downlights.

### Bedroom One

With views to the communal gardens, this is a double room with built in wardrobe cupboards and electric radiator.

### Bedroom Two

A single room with views to the communal gardens, electric radiator.

### To the Outside

Well tended communal gardens. Ample parking for residents and visitors.

### Terms

Lease: New 99 year lease granted on completion  
Service Charges: approximately £279 per month

Council Tax Band D - £2456.51

### LOCATION

Kings Lodge 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 & Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops. A health centre, a new community leisure centre along with churches and park areas make Amersham a desirable area to live. All of these amenities are within a short level walk of the property. Local bus routes, train connections to Central London and the motorway network are all conveniently accessible from Kings Lodge.

