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John Nash & Co

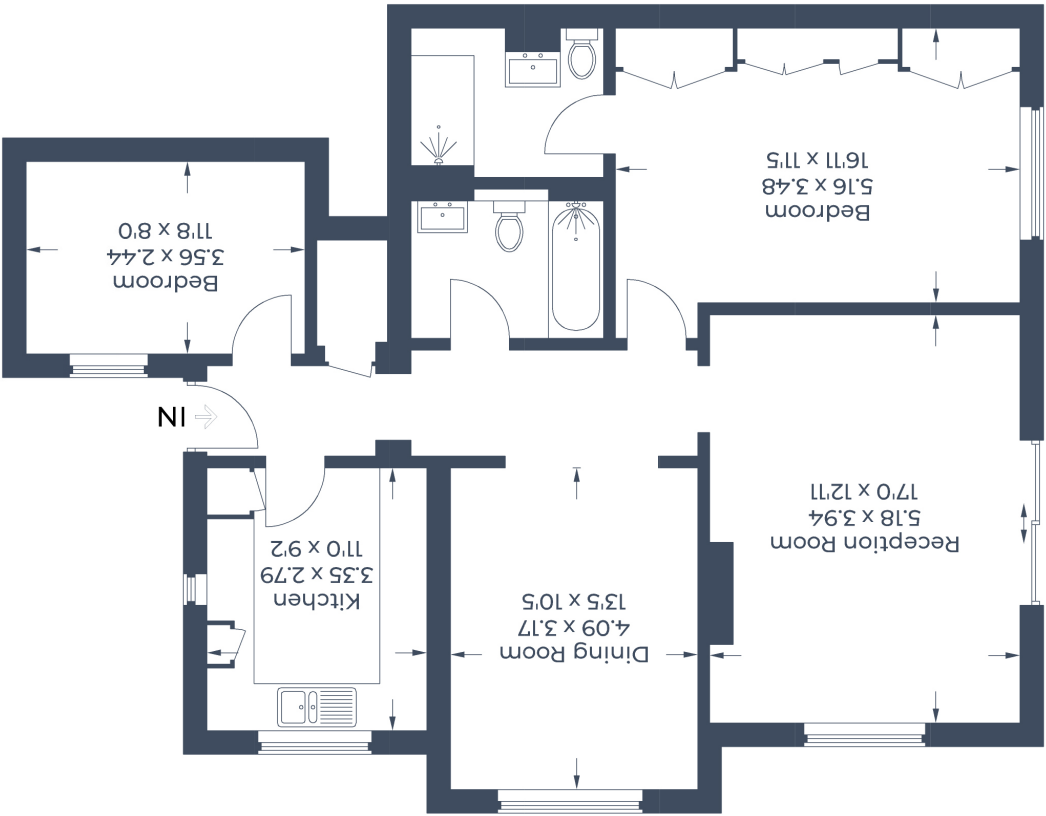
31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

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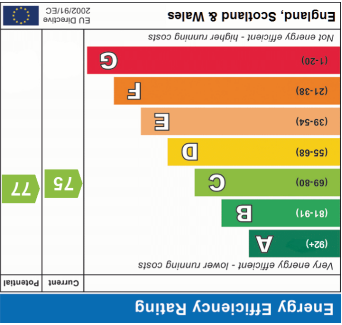
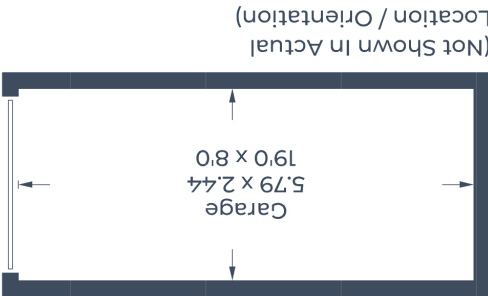
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Ground Floor



Approximate Gross Internal Area
Ground Floor = 94.9 sq m / 1,021 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 109.1 sq m / 1,174 sq ft



7 Laurel Court | Amersham | Buckinghamshire | HP6 5LP

£625,000

JOHN NASH & CO.

Ground Floor Apartment with Spacious Layout | Two Double Bedrooms and Two Bathrooms | Excellent Storage Throughout | Private Patio | Beautiful Communal Garden and Meticulously Maintained | Garage & Parking | Short Walk to Town Centre & Station | Long Lease



Tucked away in the highly desirable and leafy area of Chesham Bois, this spacious and well presented two double bedroom, two bathroom ground floor flat offers the perfect blend of comfort, convenience and tranquillity. Situated in the exclusive Laurel Court development, the property is ideal for downsizers, professionals or those seeking a peaceful retreat with easy access to local amenities and transport links.

The Property

Upon entering, you're welcomed by an expansive hallway that leads to both the living room and dining room which are bright and spacious rooms, perfect for relaxing or entertaining. From the living room you have double doors accessing a south east facing private patio and the pretty communal gardens beyond. The well equipped contemporary kitchen offers plenty of worktop space and storage. Integrated appliances include a four ring Schott Cerans induction hob with extractor fan above, a Neff oven, microwave and fridge/freezer. There is space for a dishwasher and washing machine. The Worcester boiler is also located in the kitchen. Both double bedrooms are generously proportioned with the master bedroom benefitting from an en-suite shower room and triple wardrobes. The second bedroom is served by a modern family bathroom.

The neutral decor and large windows throughout enhance the sense of space and light throughout the apartment with all window aspects enjoying the beautiful views of the communal gardens.

Outside

The garage is situated in a block with metal up and over door and has light, power and loft storage. The stunning communal gardens are abundant with hedging, trees, flowers and are meticulously maintained throughout all seasons. From the living room, you have access to a private patio area with space for a bistro table and chairs and personal flower pots.

Terms

Lease: 999 years from 1994 with Share of the Freehold
Service Charges: Approximately £2,400 per annum

Council Tax Band F £3,409.68 2025/2026 Rates

Location

Ideally set in the picturesque Chiltern Hills, Laurel Court is in walking distance of the parade of shops in Chesham Bois and close to the amenities of Amersham on the Hill, which offers a wide variety of shops and restaurants as well as the Amersham Train Station for access to the Chiltern Line and Metropolitan Line. Motorways are easily accessible with the M25 and M40 providing easy access to London, Heathrow and Oxford. Education is well catered for with schools for all ages and Dr Challoner's Boys Grammar School within close proximity. Dr Challoner's Girls High School is at Little Chalfont and private schools are also easily accessible including The Beacon School (Boys) and Heatherton Girls Prep School.

