

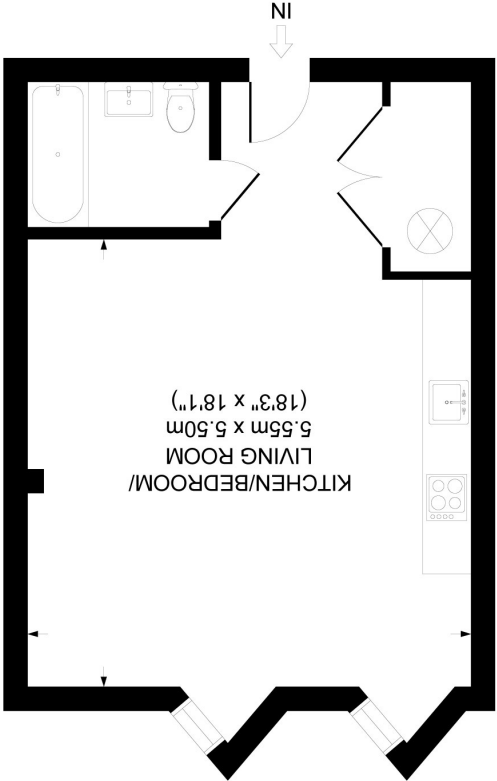


Flat 4, 75 Regent Place | Sycamore Road | Amersham | Buckinghamshire | HP6 5FF

£270,000

JOHN NASH & CO.

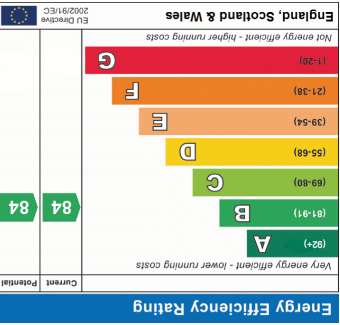
Modern First Floor Studio Flat | Underfloor Heating | Roof Terrace Patio | Secured Underground Parking with One Allocated Space | Bike Store |  
Lifts to all Floors | Town Centre Location with Short Level Walk to the Train Station | No Onward Chain



STUDIO  
GROSS INTERNAL  
FLOOR AREA 453 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 453 SQ FT / 42 SQ M  
FLAT 4, REGENT PLACE, 75 SYCAMORE ROAD, AMERSHAM, HP6 5FF

JOHN NASH & CO.







An immaculately presented studio flat set on the high street of Amersham in a modern building that is less than 10 years old. Access to shops, cafes, and the train station are on your doorstep and with Amersham set in the Chiltern Hills, there is countryside and pub walks to explore and enjoy!

**The Flat**

This impeccable studio flat offers a modern interior fitted to a high standard with a gloss finish contemporary kitchen with solid worktops and glass splashback, built in appliances including Bosch induction hob and oven, cooker hood, fridge/freezer and Bosch dishwasher. The white bathroom suite includes a wall hung WC and wash basin set into walnut finish vanity unit, shower unit with hand held shower fitted over the bath, glass bath screen, tiled walls and floor, illuminated mirror with glass shelf below, and heated chrome towel rail.

The room itself is decorated with a smooth matt finish with white internal doors, downlighters and ceiling lights, built in smoke detector and air vents in the ceiling. There is a large utility cupboard housing the Hoover washer/dryer, hot water cylinder and space for storage.

**The Building**

Regents Place was completed in 2019 and is a collection of 36 nicely appointed studio, one and two bedroom flats. There is a secure entrance to the main lobby with video entry system to each apartment. The lift and stairs access all floors, there is underground vehicle parking accessed via remote control electric gates, along with a cycle store. Finally, Regents Place residents can benefit from an attractive first floor roof terrace.

**Terms**

Lease of 250 years from 2019  
Service Charges to be Advised

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

**Location**

The flat is perfectly situated to take advantage of the vibrant local community. Amersham on the Hill is a popular town set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25,M40, M4 and M1 is also easily accessible. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops.

