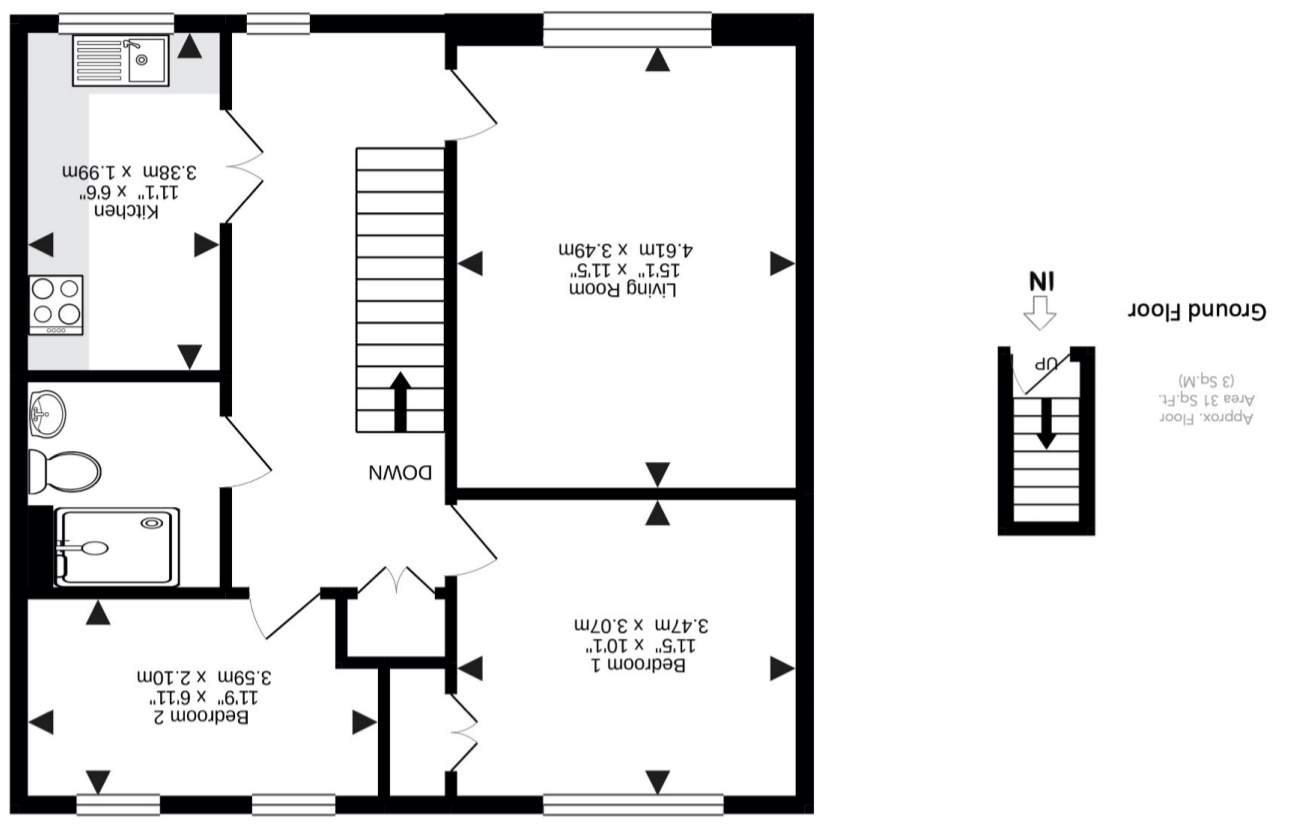


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. 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.

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This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



8 Windsor Court, King George V Road, Amersham, Buckinghamshire, HP6 5AN
 Approx. Gross Area
 66 sq m – 706 sq ft

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (82-100)
	B (61-81)
	C (49-60)
	D (39-48)
	E (29-38)
	F (13-28)
Not energy efficient - higher running costs	G (1-12)
Current	77
Potential	69



8 Windsor Court King George V Road | Amersham | Buckinghamshire | HP6 5AN **£225,000**

JOHN NASH & CO.

Retirement Flat for the over 55's | Two Bedrooms | Modern Interior | Private Front Entrance | Communal Gardens | Walking Distance of Amersham Town Centre and Train Station



A bright and modernised first floor retirement flat for the over 55's within a very short walk to all the centres amenities. The flat has a modern kitchen with space for a small table and chair, shower and double glazing throughout.

Covered Entrance Porch

Bin store and electric meter, entry phone, part glazed door to:

Hall

Staircase to first floor.

Landing

Being double aspect, hatch to loft space, storage heater, entry door receiver, double linen cupboard.

Sitting Room

Storage heater, TV point, BT point.

Kitchen

Approached by double doors from hall, single drainer sink unit set in laminate surround with cupboard below and Bosch washing machine, the worktop extends with arrange of cupboards and drawers below and range of wall cupboards above with extractor hood. Double oven with four ring hob, part tiled walls, tiled flooring.

Bedroom 1

Storage heater, built-in wardrobe cupboard.

Bedroom 2

Electric wall heater.



Shower Room

Fully tiled shower stall with Triton shower unit and Perspex screen and door, WC, wash hand basin, fully tiled walls, ceramic tiled floor, extractor fan.

Outside

Communal gardens and ample residents/visitors parking.

Tenure and Charges

Leasehold - 99 years from September 1985

Service charges - Approximately £178.21 per month

Council Tax - Band D £2,226.50 2023/2024 Rates for Double Occupancy

Location

Windsor Court 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 high street shopping facilities including Waitrose, Marks and Spencer and Boots together with a selection of restaurants and coffee shops. A health centre and a new leisure facility along with churches and park areas make Amersham a desirable area to live. Charming Old Amersham is famous for its period houses, boutiques and upmarket restaurants and hotels. Local bus routes, train connections to London and the motorway network are all conveniently accessible from Windsor Court.

