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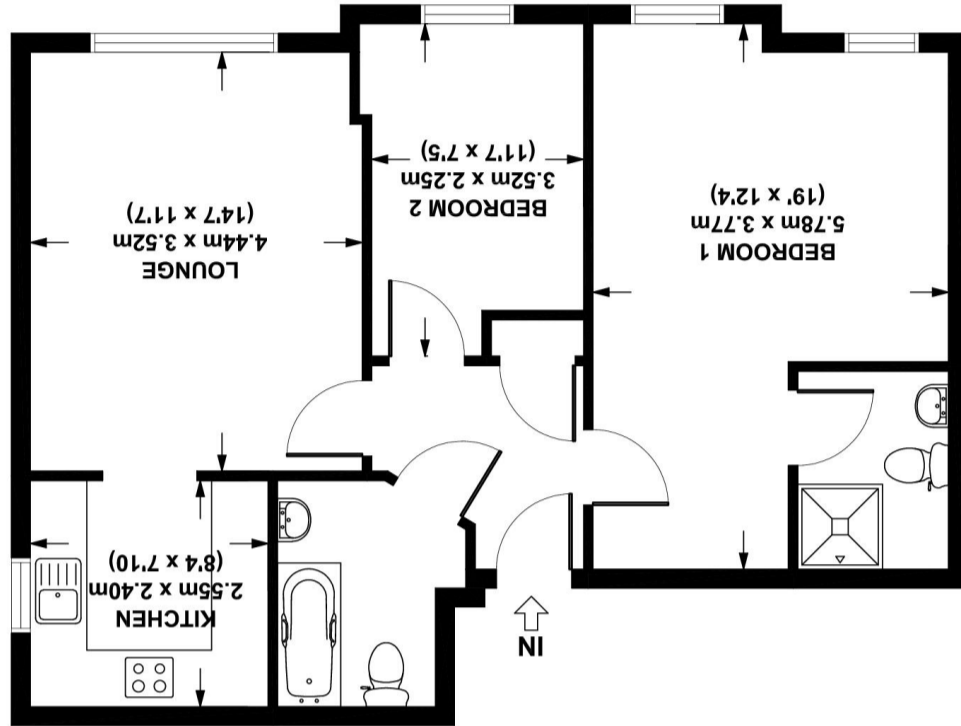
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms have been taken from the developers plans and are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Robsons and no guarantee as to their operating ability or their efficiency can be given.

APPROX. GROSS INTERNAL FLOOR AREA 61 SQ M / 657 SQ FT

PLOT 3 MIDSUMMER LODGE, AMERSHAM

GROUND FLOOR



Energy Efficiency Rating	
Current	77
Potential	78

Rating	Band	Score Range
Very energy efficient - lower running costs	A	(82+)
	B	(61-81)
	C	(49-60)
	D	(35-48)
	E	(29-54)
	F	(13-34)
Not energy efficient - higher running costs	G	(1-20)

England, Scotland & Wales
EU Directive 2002/91/EC



3 Midsummer Lodge | 30 Rickmansworth Road | Amersham | Buckinghamshire | HP6 5JW

£447,500

JOHN NASH & CO.

Ground Floor Flat | Two Bedrooms and Two Bathrooms | Allocated Parking | Communal Grounds | Walking Distance of Amersham on the Hill and the Train Station | No Onward Chain



This ground floor apartment was built to a high standard just 14 years ago by W E Black with fitted kitchen, two bedrooms, two bathrooms and under floor heating. Ideally located just off the centre of Amersham on the Hill, this apartment must be viewed to be appreciated. NO ONWARD CHAIN.

Communal Entrance Hall

Entrance Hall

Store cupboard with underfloor gas heating system controls, Video entry phone system.

Lounge

BT and TV points, archway to:

Kitchen

One and a half bowl stainless steel sink unit set in granite worktop with cupboard below and integrated dishwasher, worktop extends to incorporate Smeg four ring gas hob unit with oven below and extractor hood over, cupboards below, Hotpoint washing machine with drawer stack to one side, fridge/freezer, range of wall cupboards, cupboard housing Worcester gas fired combi boiler.

Master Suite of Bedroom 1

Range of full height wardrobe cupboards, BT and TV points, door to:

En-Suite Shower Room

Fully tiled shower stall with bi-fold door, WC with concealed flushing unit, wash hand basin set in vanity surround with cupboard below, chromium heated ladder towel rail, shaver point, part tiled walls, extractor fan.

Bedroom 2/Study

A pleasant and versatile bright room with space as a single bedroom or optional study.

Bathroom

Panelled bath with hand shower attachment, WC with concealed flushing unit, wash hand basin in vanity surround and cupboard below, fitted medicine cabinet, shaver point, half tiled walls being fully tiled around the bath, downlights, extractor fan, chromium heated towel rail, ceramic tiled flooring.

Outside

Communal grounds to the rear of the building. Allocated parking space and visitors parking. Refuse store and bicycle store.

Terms

Lease: 125 years from 1st February 2010
Service Charge: £2,400 per annum
Ground Rent: £395 per annum

Council Tax Band D £2338.37 2024/2025 rates

Location

Midsummer Lodge is located at Amersham on the Hill which is a popular town set in the Chiltern Hills, offering excellent facilities. The town centre has a variety of shopping facilities including Waitrose, Marks & Spencer and Boots together with a selection of restaurants and coffee shops. Charming Old Amersham is famous for its period houses and provides a selection of boutiques, upmarket restaurants, two hotels and a Tesco superstore. Train connections to Central London and the motorway network are all conveniently accessible from Midsummer Lodge.

