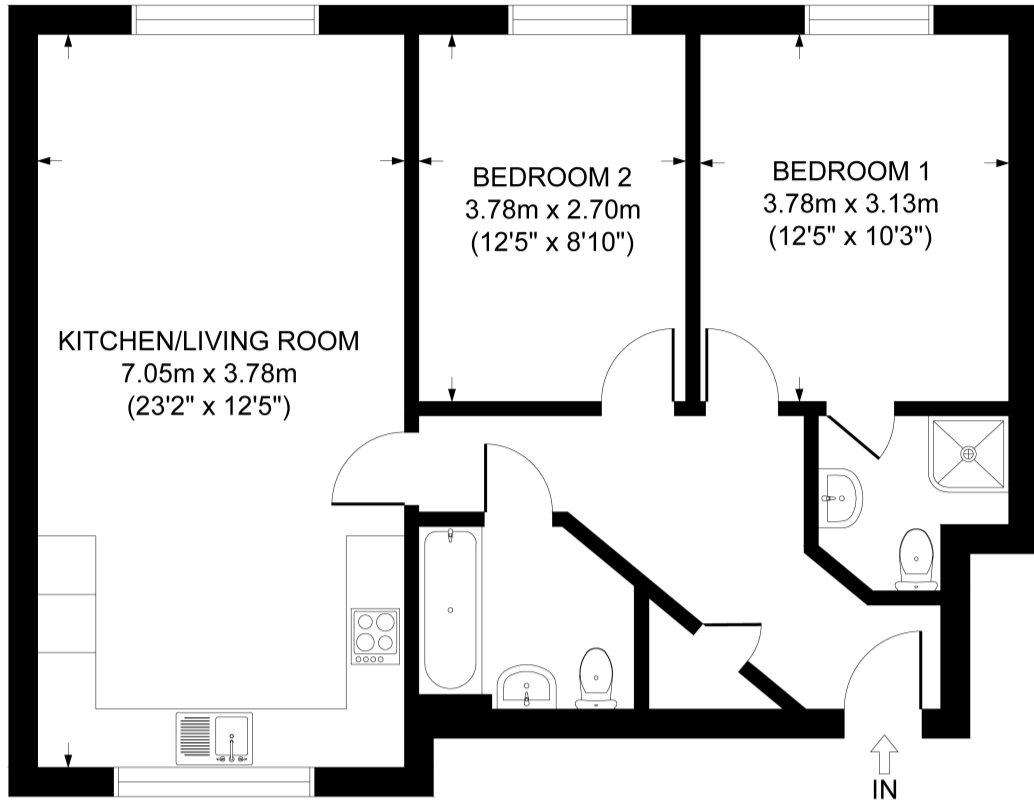


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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 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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**GROSS INTERNAL
 FLOOR AREA 760 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 760 SQ FT / 71 SQ M
 FLAT 4 3 - 5 STATION ROAD, AMERSHAM, HP7 0BQ

JOHN NASH & CO.

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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	(82+)
A	(81-81.9)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	84
Potential	84

England, Scotland & Wales
 EPC
 2008/1/EC



Flat 4, Walnut Mews | 3 - 5 Station Road | Amersham | Buckinghamshire | HP7 0FB

£435,000

JOHN NASH & CO.

TWO BEDROOMS | TWO BATHROOMS ONE EN SUITE | UNDERFLOOR HEATING THROUGHOUT | SPACIOUS AND WELL PRESENTED | PARKING | VISITORS PARKING | WALKING DISTANCE OF AMERSHAM OLD TOWN | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION



A SPACIOUS AND WELL PRESENTED first floor flat in a luxury development. The apartment has a lovely open plan kitchen/living area and benefits from underfloor heating throughout. The development is a level walk to the charming historic Old Town and just over half mile of the train station and town centre of Amersham on the Hill

These spacious and well presented apartments comprise of:-

Kitchen/Living room

The kitchen is equipped with a range of modern wall and floor units, an integrated Bosch oven, integrated Bosch microwave, ceramic hob with stainless steel extractor fan, an integrated fridge freezer and a dishwasher. A large window is set over the stainless steel sink with draining board. The room is open plan into the living area. The entire room is fitted with wood flooring and benefits from underfloor heating. The spacious living area has ample room for a dining table along with a seating area.



Bedroom 1

This is a good sized double bedroom with a window, wooden flooring and benefits from underfloor heating. A door leads to:-



Ensuite Bathroom

Comprising a shower, toilet and wash hand basin. The ensuite is tiled from floor to ceiling.

Bedroom 2

This is also a double room and has wooden flooring and underfloor heating.

Main Bathroom

Comprising a bath with shower over, a white vanity unit with wash hand basin and toilet set in. There is a mirrored bathroom cabinet.

LOCATION

The apartment is situated in a convenient location to access the town centre which offers a variety of shopping facilities along with the new Lifestyle Centre. The Metropolitan and Chiltern Lines offer an excellent rail service into London. Also easily accessed is Old Amersham which is famous for its period houses, shopping boutiques, hotels and a good variety of restaurants, pubs and independent coffee shops. Education is well catered for all ages with Dr Challoner's Grammar School for boys within close walking proximity. Dr Challoner's High School for girls is at Little Chalfont and private schools are also easily accessible including the Beacon Boys School and Heatherton House School.

COUNCIL TAX BAND C - £1979.12 (23/24)

Lease and Service Charges

A New Lease of 999 will be Granted
Peppercorn ground rent
Service Charge To Be Confirmed

Please Note:

Stock Photos: NOT indicative of the marketed property.

