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John Nash & Co

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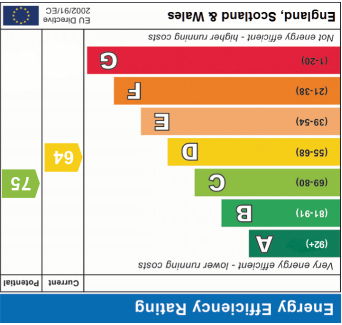
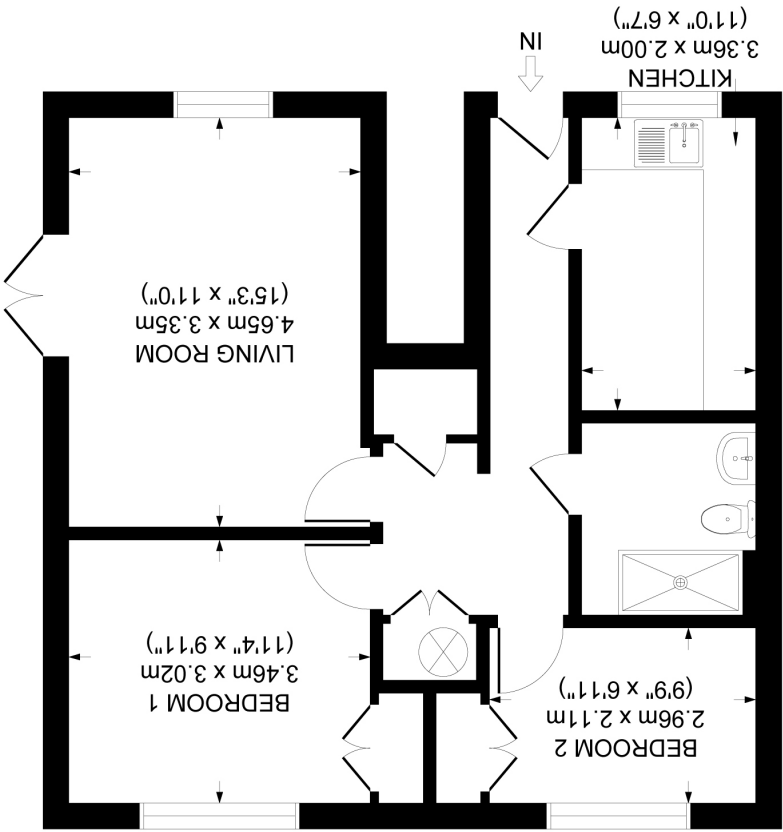
Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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.

APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQ M.
9 STUART COURT, KING GEORGE V ROAD, AMERSHAM, HP6 5AU

GROSS INTERNAL
FLOOR AREA 622 SQ FT



9 Stuart Court King George V Road | Amersham | Buckinghamshire | HP6 5AU

£225,000

JOHN NASH & CO.

Ground Floor Retirement Flat for the over 55's | Private Front Entrance | Two Bedrooms | Small Patio Area | On Site Manager | Walking Distance of Amersham Town Centre & Station



This is a two bedroomed ground floor retirement flat situated in a low rise development consisting of three blocks with all flats accessed via individual front doors and No. 9 particularly boasting it's own patio garden area accessed from the lounge. The flat is within a short level walk of the town centre, train station and new lifestyle/community centre. The flat comes with unallocated owner and visitor parking, an onsite manager, emergency pull cords and lovely communal gardens.

Entrance Porch

Covered porch with bin store and housing the electricity meter.

Entrance Hall

Store cupboard, linen cupboard with hot water cylinder, Dimplex heater.

Living Room

A bright double aspect room for both living and dining with double doors leading onto the rear garden patio, storage heating, ceiling light and TV and BT points.

Kitchen

The kitchen is fitted with a range of wall and ceiling units with laminate work surfaces incorporating a stainless steel 1 1/2 bowl sink unit with drainer rack. Integrated appliances include an electric hob and oven with extractor fan over with space for a free standing fridge/freezer and washing machine.

Bedroom 1

A double bedroom with a double built-in wardrobe cupboard and emergency pull cord.

Bedroom 2

A single second bedroom but could easily be used as a separate dining room or study. Built in wardrobe.

Shower Room

A modern shower room with fully fitted shower stall with glazed screen and shower unit, extractor fan, WC, wash hand basin with cupboard below, chromium heated ladder towel rail, shaver point, ceramic tiled flooring, wall heater.

Outside

Small rear patio area, communal grounds and ample owner/visitors parking.

Terms

Lease - 99 year lease from 29th September 1985 (renewable at a cost of ca £1200 to renew to 99 years)
Service Charges - approximately £221.35 per month

Council Tax Band D £2,338.37. The single supplement rate is £175 per month.

Location

Stuart 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 multiple shopping facilities including Waitrose, Marks and Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops. Banking facilities, a health centre, 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 and provides a variety of shopping boutiques, upmarket restaurants, independent coffee shops, two hotels and a Tesco superstore. Local bus routes, train connections to Central London and the motorway network are all conveniently accessible from Stuart Court.

