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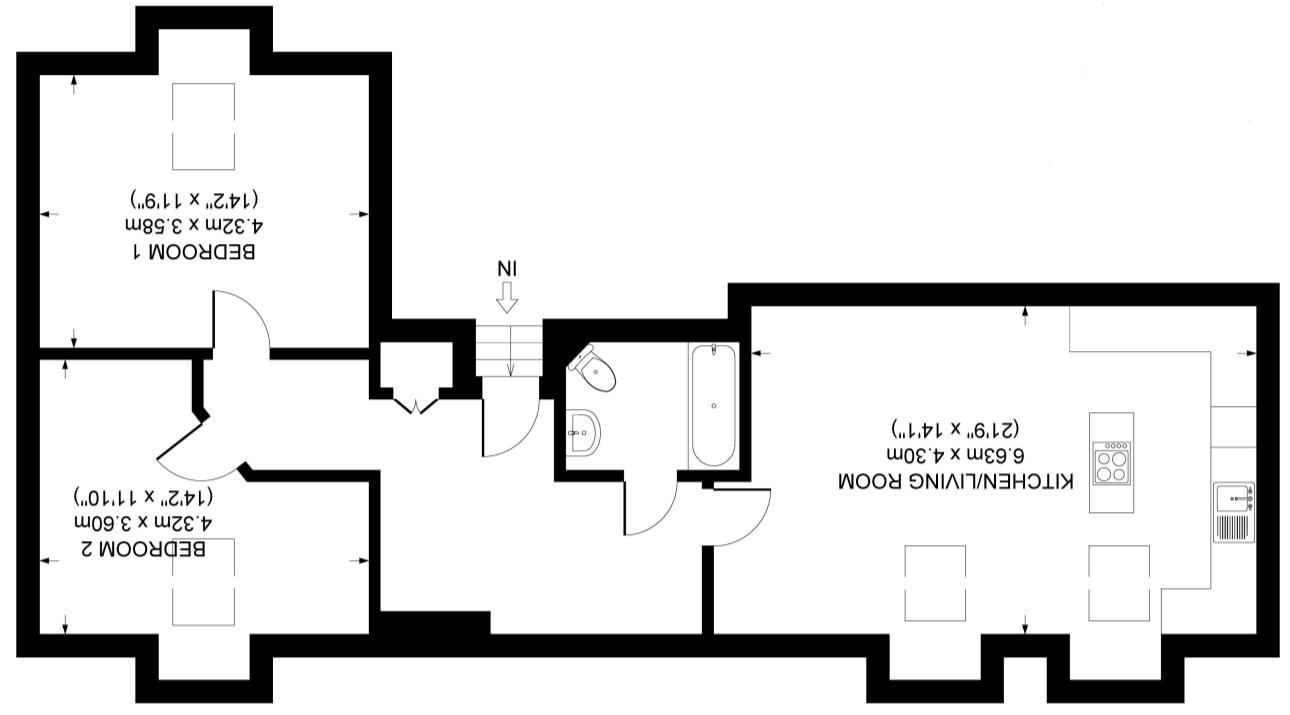
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APPROX. GROSS INTERNAL FLOOR AREA 873 SQ FT / 81 SQ M
 FLAT 5 3 - 5 STATION ROAD, AMERSHAM, HP7 0BQ

GROSS INTERNAL
 FLOOR AREA 873 SQ FT



Energy Efficiency Rating	
Current	Potential
83	83
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G (1-20)	
F (21-30)	
E (31-50)	
D (51-60)	
C (61-80)	
B (81-90)	
A (91-100)	
Very energy efficient - lower running costs	



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

£435,000

Penthouse Apartment | Two Double Bedrooms | Well Appointed and Modern | One Allocated Parking Space plus Visitors Parking | Walking Distance of Charming Old Amersham | Walking Distance of Amersham on the Hill and the Train Station | NO ONWARD CHAIN

JOHN NASH & CO.



A spacious and well presented 2 double bedroom penthouse apartment in this luxury development recently built in 2020. There is a contemporary open plan kitchen/living/dining area, along with a modern bathroom. There is parking for one car and the development is a level walk to the charming historic Old Town and just over half mile of the train station and town centre amenities of Amersham on the Hill. NO ONWARD CHAIN.

Communal Entrance Hall

Intercom system, two sets of stairs to top floor.



Entrance Hall

Generous hall space leading to all rooms along with a utility cupboard housing the boiler with space and plumbing for washing machine and additional storage.

Kitchen/Living/Dining Room

An open plan space combining the living, dining and kitchen areas under a cosy pitched roof line with two Velux windows. There is wood effect flooring throughout with underfloor heating. The spacious living area has ample room for a dining table along with a seating/lounge area. The stylish kitchen is fully equipped with a range of modern wall and floor cabinetry, granite worksurfaces and backsplashes and integrated appliances including oven, microwave, a ceramic hob that is set into a breakfast bar, fridge, freezer and dishwasher.



Bedroom 1

This good size double bedroom has a Velux window.

Bedroom 2

An L-Shaped double bedroom with a Velux window.

Bathroom

A modern grey suite comprising WC, a bath with shower over and glass screen, wash hand basin with storage cabinet below, lighted mirror, extractor fan, stainless steel heated towel rail and fully tiled walls.

Communal Grounds

An area of grass surrounds the property, allocated parking for one car along with visitors parking and bin store.

Lease and Charges

New Lease of 999 Years will be Granted.

Peppercorn Rent.

Service Charge in the Region of £1900 per year.

Council Tax Band C - £1,979.12 2023/2024 Rates

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.

