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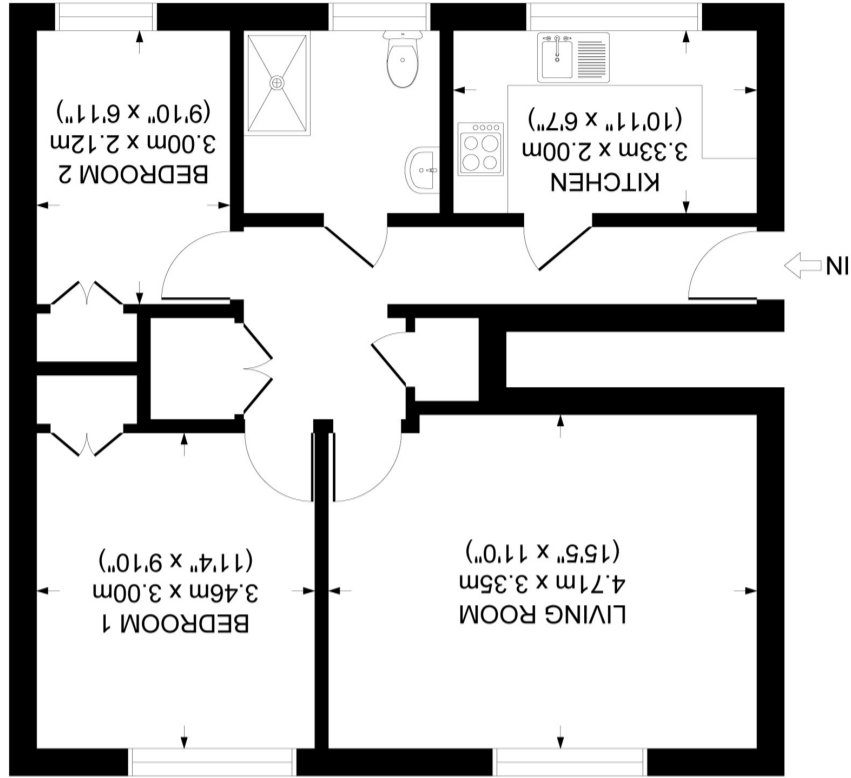
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 58 SQM / 629 SQFT
3 TUDOR COURT, KING GEORGE V ROAD, AMERSHAM, HP6 5AG

GROSS INTERNAL FLOOR AREA 58 SQM



Energy Efficiency Rating	
Current	Potential
67	76

Energy Efficiency Rating scale (A-G) with corresponding energy efficiency ranges and descriptions.



3 Tudor Court | King George V Road | Amersham | Buckinghamshire | HP6 5AG

£239,950

JOHN NASH & CO.

Ground Floor Retirement Flat for the over 55's | Private Front Entrance | Two Bedrooms | Good Decorative Order | Community Alarm Service | Walking Distance of the new Amersham Lifestyle Centre | Walking Distance of Amersham Town Centre and Train Station



A two bedroom ground floor retirement flat, set within a short level walk of the town centre, train station and Lifestyle Community Centre. This spacious flat, with its own private front entrance and a large, modern walk in shower, is presented in good order. Please Note: The property is subject to an age restriction of over 55 years.

Entrance Porch

Covered porch with bin store and housing the electricity meter.

Hall

Electric radiator, storage cupboard, airing cupboard containing factory insulated hot water cylinder and shelving, emergency pull cord.

Living Room

A spacious area with room for both living and dining with an electric feature fireplace, storage heater, double ceiling lights 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. There is a wall mounted folding breakfast table and shelf unit.

Bedroom 1

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

Bedroom 2

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

Shower Room

A modern shower room with large walk in shower unit with a Triton power shower, 2 grab bars and a shower seat, a white WC with nearby grab bar and a white ceramic sink along with a wall hung storage cabinet and mirrored medicine cabinet above the sink. There is an electric heated towel rail, a wall mounted heater and an emergency pull cord.

Outside

Well tended communal gardens and unallocated parking for residents and visitors.

Tenure and Charges

Leasehold - 99 year lease from 29th September 1985
Service Charges - £221.35 per month

Council Tax - Band D is £2,338.37 2024/2025 Rates. The single supplement rate is £175 per month.

Location

Tudor 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 Tudor Court.

