

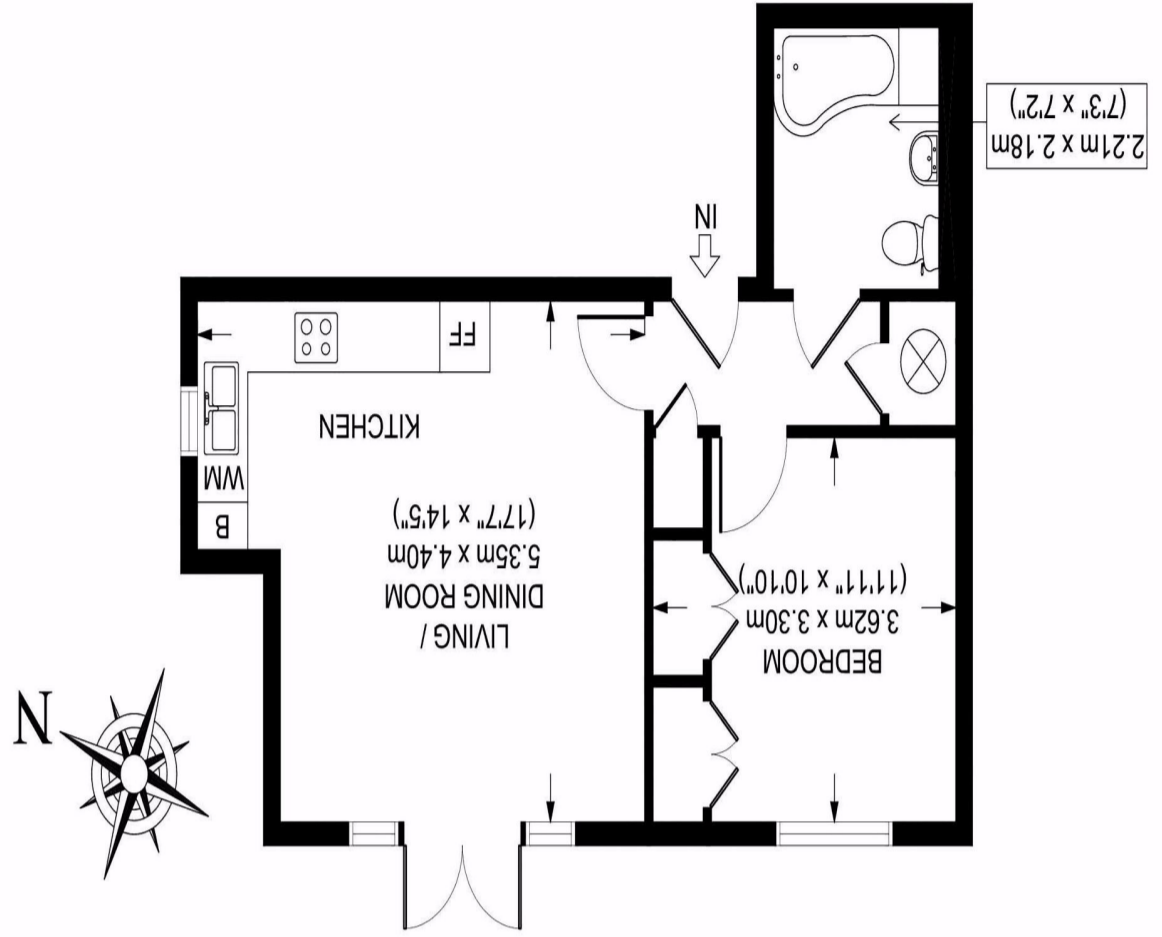
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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 or Agent 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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**JOHN NASH & CO.**

All measurements of walls, doors, windows, fittings 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 452 SQ FT / 42 SQ M  
5 CHILTERN MEWS, 44 LINCOLN PARK, AMERSHAM, HP7 9HD



Energy Efficiency Rating	
Current	Potential
80	80
Very energy efficient - lower running costs	
A (82+)	
B (61-81)	
C (49-60)	
D (35-48)	
E (29-54)	
F (13-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



Flat 5 Chiltern Mews | 44 Lincoln Park | Amersham | Buckinghamshire | HP7 9HD

£325,000

**JOHN NASH & CO.**

STUNNING GROUND FLOOR FLAT | OPEN PLAN KITCHEN/DINING/FAMILY ROOM | PRIVATE PATIO AREA | GAS CENTRAL HEATING | GATED DEVELOPMENT | PARKING FOR ONE CAR PLUS VISITORS PARKING | NO ONWARD CHAIN





JUST REDUCED! A STUNNING GROUND FLOOR FLAT in gated development approximately one mile from the town centre of Amersham on the Hill and the station. Communal entrance hall, entrance hall, sitting/dining/kitchen area, bedroom and bathroom. Private patio and communal grounds accessed from the sitting area. Gas central heating, parking for one car plus visitors parking. NO ONWARD CHAIN

**Communal Entrance Hall**

**Entrance Hall**

Radiator, entry phone receiver, airing cupboard containing water tank and central heating controls, coats cupboard.

**Living/Dining/Kitchen**

Radiator, TV point, sealed unit double glazed double doors leading to patio and garden. Kitchen area with 1 1/2 bowl single drainer, stainless steel sink unit with cupboards under and built in Electrolux washing machine, laminated work surfaces with four ring gas hob with extractor hood over and oven below, built-in dishwasher, integrated fridge/freezer, range of wall cupboards over housing gas fired warm air heating for domestic hot water and central heating, recessed downlighters, wood effect flooring, central heating thermostat.

**Bedroom**

Double built in wardrobe cupboards, radiator.

**Bathroom**

White suite of curved bath with curved shower screen, wash hand basin, low level WC. Fully tiled walls, mirror fronted cabinet, ceramic tiled flooring, chromium heated towel rail, shaver point.



**OUTSIDE**

Reserved parking space number 5 through gated entrance.

Large private patio, accessed from the sitting room, leading to communal grounds with a south-facing aspect. Communal bicycle store.

**Terms**

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

Lease - 125 years from 2008  
Service Charges - £2,293.51 per annum

**Location**

Ideally set in the picturesque Chiltern Hills with an ideal and convenient location to the amenities of Amersham Old Town and New Town which includes access in approximately a mile to the Chiltern and Metropolitan lines at the Amersham train station and access to motorways linking to London, Heathrow and Oxford. Amersham boasts a wide variety of shops, restaurants and amenities, and the community benefits from the availability of numerous activities for all ages including use of the new Community Lifestyle Centre. Education is well catered for with schools for all ages. Within close proximity are St George's C of E Infant School, the Amersham School (Secondary) and Buckinghamshire College. A mile away and easily accessible is Dr Challoner's Grammar School (Boys) whereas Dr Challoner's High School (Girls) is at Little Chalfont (2 miles). Private education is provided by The Beacon School and Heatherton House School.

