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Ground Floor

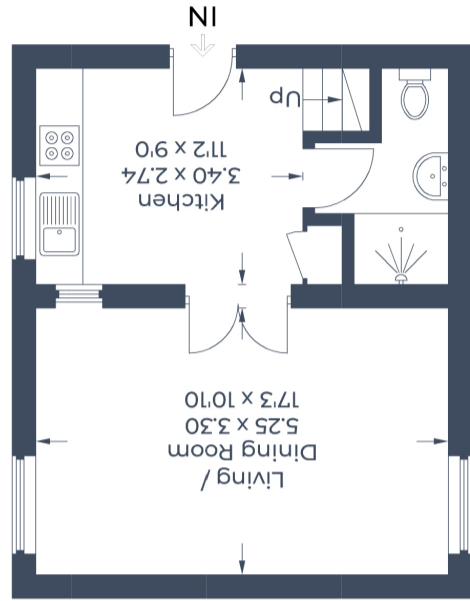
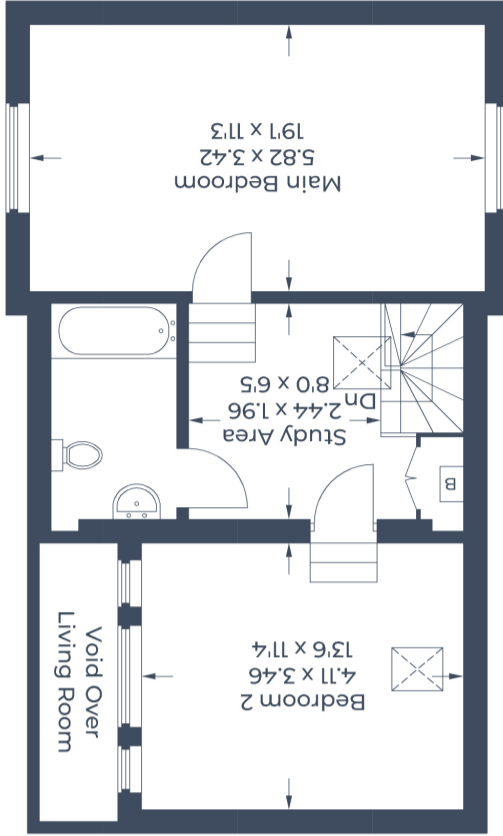


Illustration for identification purposes only, measurements are approximate, not to scale.

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First Floor



Approximate Gross Internal Area = 81.0 sq m / 867 sq ft



Gilbert Scott Court | Whielden Street | Amersham | Buckinghamshire | HP7 0AP

£579,950

JOHN NASH & CO.

Private Gated Development in Charming Old Amersham | Two Bedroom Mews House (option to convert to three bedroom) | Modern and Attractively Presented | Two Allocated Parking Spaces | Communal Grounds | Leasehold with 127 Years Remaining (option to purchase share of freehold)



Set in the picturesque Old Town of Amersham, this grade II listed mews style property offers spacious accommodation arranged on two floors. Gilbert Scott Court is a private gated development, and this property is in the original entrance tower of traditional brick and flint construction.

Front Door Leading To

Kitchen

Stainless steel sink unit set in granite worktop extending to incorporate Hoover electric hob with oven below and extractor hood over, integrated Indesit dishwasher and Hotpoint washing machine, wall cupboards with Bosch microwave, radiator, recess for fridge/freezer, entry phone receiver for main gate, BT point, downlights, staircase to first floor, double doors to sitting room and door to:

Cloak/Shower Room

Fully tiled shower stall with sliding door, wash hand basin with cupboard below and fitted mirror over, WC, fully tiled walls, ceramic tiled walls, radiator.

Living/Dining Room

Approached by glazed double doors, TV point, radiator, downlights. A bright and airy room with views to the front over the main entrance and views to the back over the communal gardens.

FIRST FLOOR

Landing/Study Area

Radiator, skylight window, cupboard housing gas fired boiler.

Bathroom

Jacuzzi bath with shower unit, WC with concealed flushing unit, wash hand basin with cupboard below and mirror over, extractor fan, downlights, tiled wall and flooring, radiator.

Main Bedroom

A superb, vaulted room with radiator, TV point, hatch to loft space, views to the front over the main entrance and views to the back over the communal gardens (option to convert main bedroom into two separate bedrooms).

Bedroom 2

Radiator, range of glazed doors overlooking sitting room, excellent range of wardrobe cupboards with display top, Velux window, downlights, access to loft space.

To the Outside

Communal grounds with two allocated parking spaces.

Tenure

Leasehold 150 years from 2001
127 years unexpired

Service Charge £1,405 per half year.

Ground Rent £292.00 per half year.

Option to Purchase Share of the Freehold (please enquire with agent)

Location

Old Amersham lies along the Misbourne River on the A413 London to Aylesbury Road. This old market town is situated within the heart of the Chilterns in an area of Outstanding Natural Beauty. As a staging post on the Old Coach Road, Old Amersham is steeped in history and abounds with 17th and 18th century buildings and houses. The High Street and The Broadway are most attractively laid out with speciality boutiques, together with a post office, independent coffee shops, public houses and restaurants. There is a Tesco Superstore at the eastern end of the Old Town, while to the north is Amersham-on-the-Hill with a further range of local shopping facilities and the Chiltern and Metropolitan Line station.

