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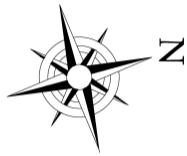
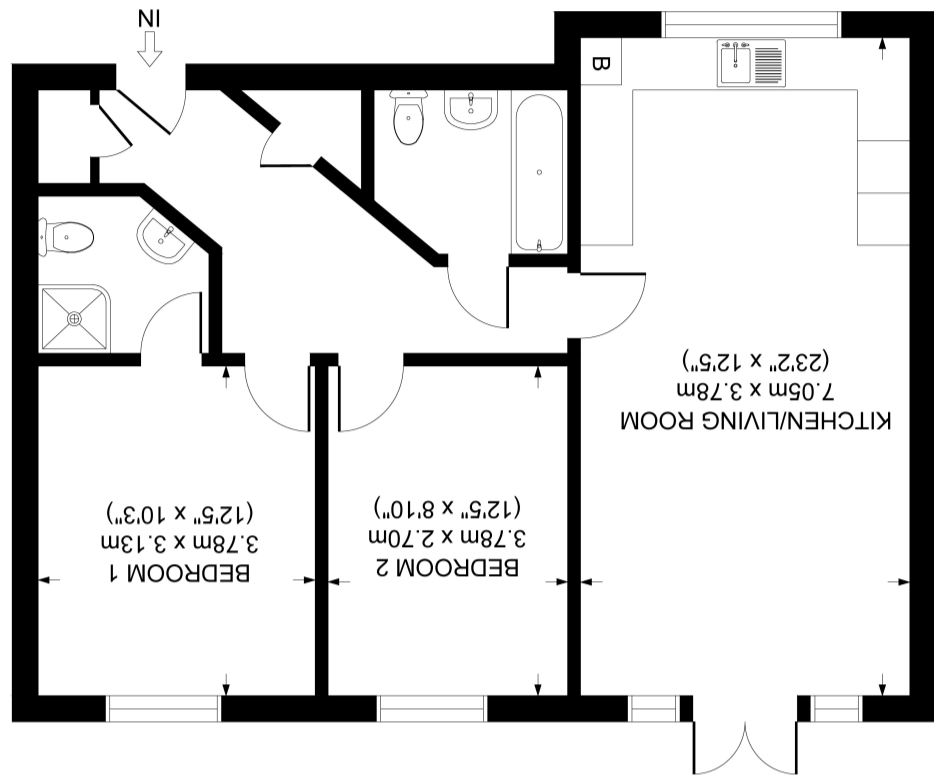
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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 773 SQ FT / 72 SQ M  
FLAT 2 3 - 5 STATION ROAD, AMERSHAM, HP7 0BQ

**GROSS INTERNAL FLOOR AREA 773 SQ FT**



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82-100)
	B (61-81)
	C (49-60)
	D (35-48)
	E (29-54)
	F (21-28)
Not energy efficient - higher running costs	G (1-20)
Current	83
Potential	83

England, Scotland & Wales  
EU Directive 2002/91/EC



Flat 2, 3-5 Walnut Mews | Station Road | Amersham | Buckinghamshire | HP7 0FB

£425,000

**JOHN NASH & CO.**

GROUND FLOOR | TWO BEDROOM AND TWO BATHROOM | UNDERFLOOR HEATING THROUGHOUT | PRIVATE PATIO AREA | ALLOCATED AND VISITORS PARKING | NO ONWARD CHAIN



A SPACIOUS and WELL PRESENTED 2 bedroom, 2 bathroom, GROUND FLOOR modern apartment WITHIN LEVEL WALKING DISTANCE of the charming high street of Old Amersham. Amersham town centre and train line station are just a short half mile away. NO ONWARD CHAIN.

#### Entrance Hall

Doors leading to

#### Open Plan Kitchen/Living Room

The kitchen is equipped with a range of modern wall and floor units, an integrated Bosch oven, integrated Bosch microwave, ceramic hob with stainless steel extractor fan, an integrated fridge freezer and a dishwasher. The living room area has doors that open onto a private patio. The entire room is fitted with wood flooring and benefits from underfloor heating.

#### Bedroom 1

This good sized double bedroom has wooden flooring with underfloor heating and a door to:-

#### Ensuite Bathroom

Comprising a shower, toilet and wash hand basin. The ensuite is tiled from floor to ceiling.

#### Bedroom 2

This is also a double room and has wooden flooring and underfloor heating.

#### Main Bathroom

Comprising a bath with shower over, a white vanity unit with wash hand basin and toilet set in. There is a mirrored bathroom cabinet.

#### Lease and Service Charges

A New Lease of 999 years will be Granted  
Peppercorn Ground Rent  
Service Charge in Region of £1900 per annum

#### Council Tax Band C - £2,078.55 2024/2025 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 Chilterns 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.

