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John Nash & Co

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22 Kings Lodge King George V Road | AMERSHAM | Buckinghamshire | HP6 5DP

£169,950

JOHN NASH & CO.

FIRST FLOOR RETIREMENT FLAT | OVERLOOKING THE PICTURESQUE GARDENS | VACANT POSSESSION | RESIDENTS PARKING | ONE BEDROOM



One bedroom first floor apartment at the rear of the building over-looking the garden. Communal entrance hall, entrance hall, living room, fitted kitchen, bedroom, bathroom, separate WC, electric heating. Attractive communal grounds, community alarm service, residents lounge, visitors guest suite, laundry room and residents parking.

Communal Entrance Hall

Lift to first floor

Hallway

Electric store heater, entry door receiver, two way store cupboard for post and deliveries, walk-in store room being partly shelved with hanging rail.

Sitting Room

Electric store heater, airing cupboard containing factory insulated hot water cylinder with fitted immersion heater and cold tank above and pump for shower. TV and FM point, telephone extension point, views over the rear gardens. Opening to:

Kitchen

Single drainer stainless steel sink unit with cupboard below, work top extends with further range of cupboards above and drawer stack below and further store cupboard, space for fridge/freezer and electric oven, part tiled walls, strip light, Dimplex wall heater.

Bedroom

Electric wall heater, double built-in wardrobe cupboard, telephone, TV and FM points.

Bathroom

White suite comprising panelled bath with mixer taps and hand shower attachment, pedestal wash hand basin, low level WC with concealed flushing unit and shelf over with fitted mirror and medicine cabinet, light unit incorporating shaver point, extractor fan, part tiled walls, electric chromium heated towel rail, Dimplex wall heater.

To the Outside

Parking - unallocated residents parking

Grounds

Attractive and well tended communal grounds with a variety of mature trees and shrubs.

Lease

The existing lease will be surrendered by the current owner and a new 99 year lease will be granted by Raglan Housing Association Ltd at a cost of approximately £1000 plus VAT payable by the purchaser. Residents must be over 60 years of age and capable of living independently.

Charges

TBC

Council Tax

Band C

Amount payable for 24/25 £2078.55

