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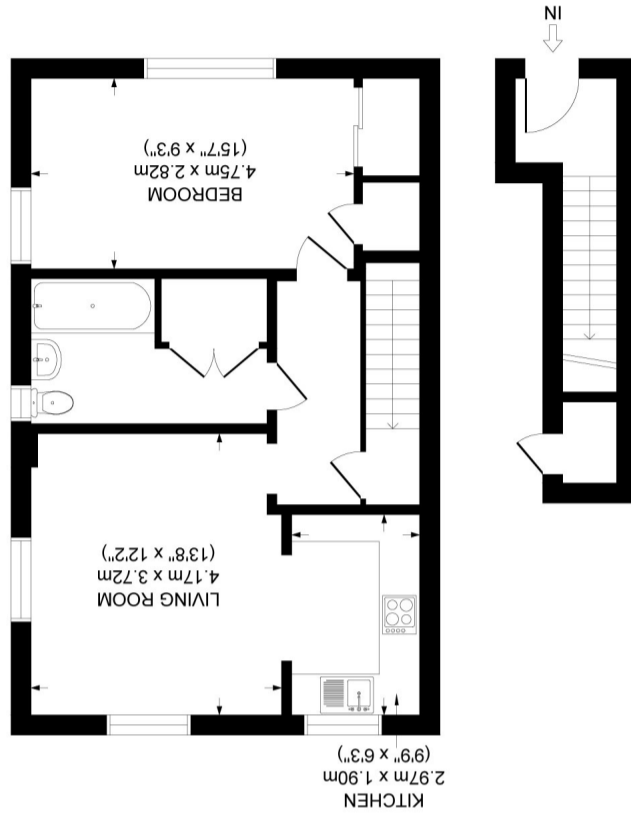
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 647 SQ. FT. / 60 SQ. M INCL. GARAGE
30 ABRAHAM'S CLOSE, AMERSHAM, HP7 9FA

GROSS INTERNAL FLOOR AREA 61 SQ. FT.
GROSS INTERNAL FLOOR AREA 586 SQ. FT.



Energy Efficiency Rating	
Current	Potential
82	82

England, Scotland & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs
Very energy efficient - lower running costs



30 Abrahams Close | Amersham | Buckinghamshire | HP7 9FA

£325,000

JOHN NASH & CO.

One Bedroom Modern Flat | Open Plan Kitchen/Living/Dining Area | Two Allocated Parking Spaces | Private Enclosed Garden | Well Presented and Maintained



Set at the end of this quiet cul-de-sac, this one-bedroom apartment offers well-presented bright and airy accommodation close to all amenities. The property has the benefit of two allocated parking spaces and a small enclosed personal garden.

Entrance Hall

Radiator, electricity meter, staircase to first floor.

Hallway

Hatch to loft space with extendable ladder, insulated and partly boarded, radiator, door to:

Living Room

A double aspect room with two radiators, TV point, opening to:

Kitchen

Single drainer stainless steel one and a half sink unit set in laminate surround with cupboards below, worktop extends to incorporate a four-ring gas hob unit with oven below and extractor hood over, integrated washing machine and fridge/freezer, range of wall cupboards one housing gas fired boiler, downlights.

Bedroom

A double aspect room, full height built-in wardrobe cupboard with mirror fronted sliding doors, adjoining further deep wardrobe cupboard, radiator, TV point.

Bathroom

White suite of panelled bath with mixer taps and shower attachment, glazed folding shower screen, pedestal wash hand basin with tiled splashback, WC, chromium heated ladder towel rail, fully tiled around bath, ceramic tiled floor, double linen cupboard with Tribune hot water cylinder.



OUTSIDE

Two allocated parking spaces numbered 22. Private Garden screened by panelled fencing and store shed.

Terms

Tenure: Leasehold of 99 years from 2016
Service Charges: Including building insurance and ground rent is £110.00 per month with an annual review.

Council Tax: Band C £2087.55 2024/2025 Rates

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. Just over 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.

