

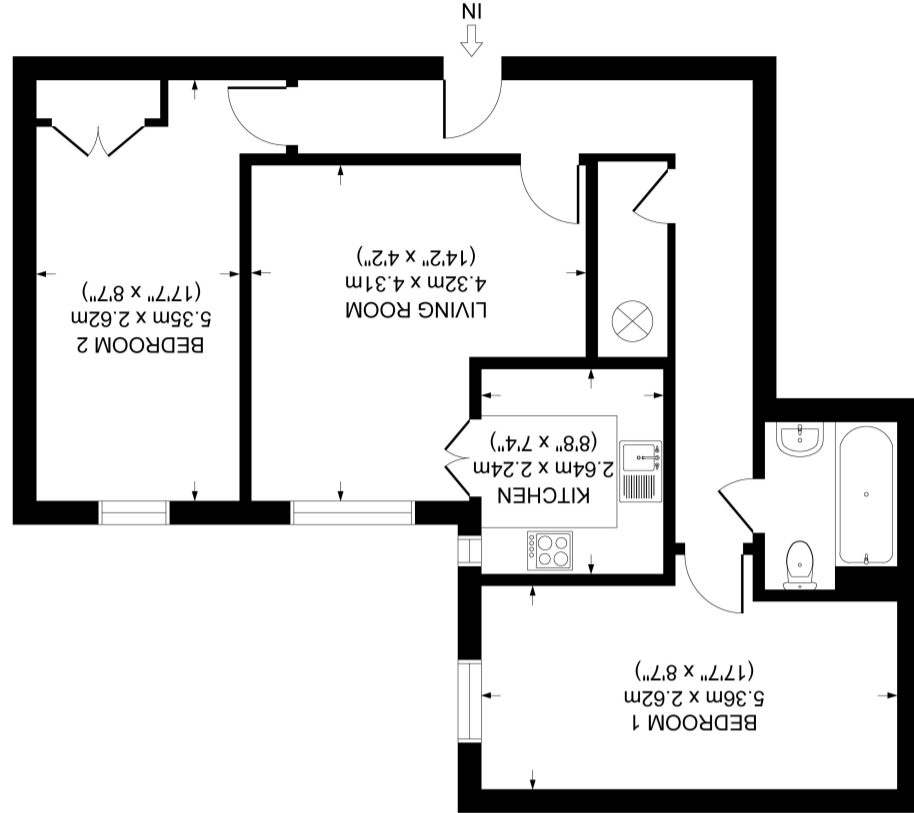
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APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT / 72 SQ M
11 ARCHER COURT, AMERSHAM, HP6 5UL

GROSS INTERNAL FLOOR AREA 773 SQ FT



Energy Efficiency Rating	
Current	Potential
78	81
England, Scotland & Wales	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-50)
D	(51-60)
C	(61-80)
B	(81-93)
A	(94-100)
Very energy efficient - lower running costs	



Flat 11 Archer Court | 43 Chesham Road | Amersham | Buckinghamshire | HP6 5UL

£250,000

1st Floor Retirement Apartment | Two Bedrooms | Lift to all Floors | House Manager & Call Aid System | Pretty Communal Gardens | Short Level Walk of Town Centre and Train Station | RECENTLY DECORATED | NO UPPER CHAIN

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A recently decorated, spacious first floor, two double bedroom retirement flat with lift access in which all rooms enjoy overlooking the attractive communal gardens to the rear of the property. This popular development is serviced by a House Manager and is within a very short walk of the amenities of Amersham town centre. The flat comprises an entrance hall, living room, kitchen, two double bedrooms, bathroom and hall storage cupboard. Communal lounge, laundry room, private parking with ample spaces and guest suite to hire. A long lease of 100 years is remaining with no upper chain.

Entrance Hall

Door entry system, emergency pull cord, walk-in airing cupboard housing the hot water cylinder, electricity meter and fuse box.

Living Room

An L-shaped room with nice views overlooking the communal gardens. Wall light points, emergency pull cord, TV point.

Kitchen

Approached by glazed double doors from the living room. Range of wall and base cupboards with laminate work surfaces incorporating stainless steel single drainer sink unit, four ring electric hob unit, extractor hood over, built-in oven, space for undercounter fridge and freezer, part tiled walls, strip light and wall mounted heater.

Bedroom 1

Double bedroom with view to the communal garden. Wall light points, emergency pull cord.

Bedroom 2

Double bedroom with views to the communal garden. Double built in wardrobe with folding mirror fronted doors, wall light points, emergency pull cord, BT point.

Bathroom

Panelled bath with Aqualisa shower over, wash hand basin with vanity unit below and mirror over with light unit. Fully tiled walls, wall heater and electric towel rail, ceiling light point, laminate flooring.

Outside

Private parking and well tended landscaped communal gardens.

Terms

Lease: 125 years from 01/04/1998, 100 years remaining

Service Charge: £2,536.66 per 1/2 year

Ground Rent: £319.54 per year

Council Tax: Band E £2,721.29 2023 - 2024 Rates at Double Occupancy

Notes

On site part time House Manager

Residents lounge

Regular Social Activities - coffee mornings, exercise sessions etc.

Communal laundry room with washing machines and driers

Guest suite for hire

Private Parking

Power point for mobility scooter

Emergency pull cords with 24 hour monitoring

Sky TV available and can be easily connected

Location

Amersham on the Hill is a popular town, set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks and Spencer, WH Smiths and Boots together with a selection of restaurants and coffee shops.

