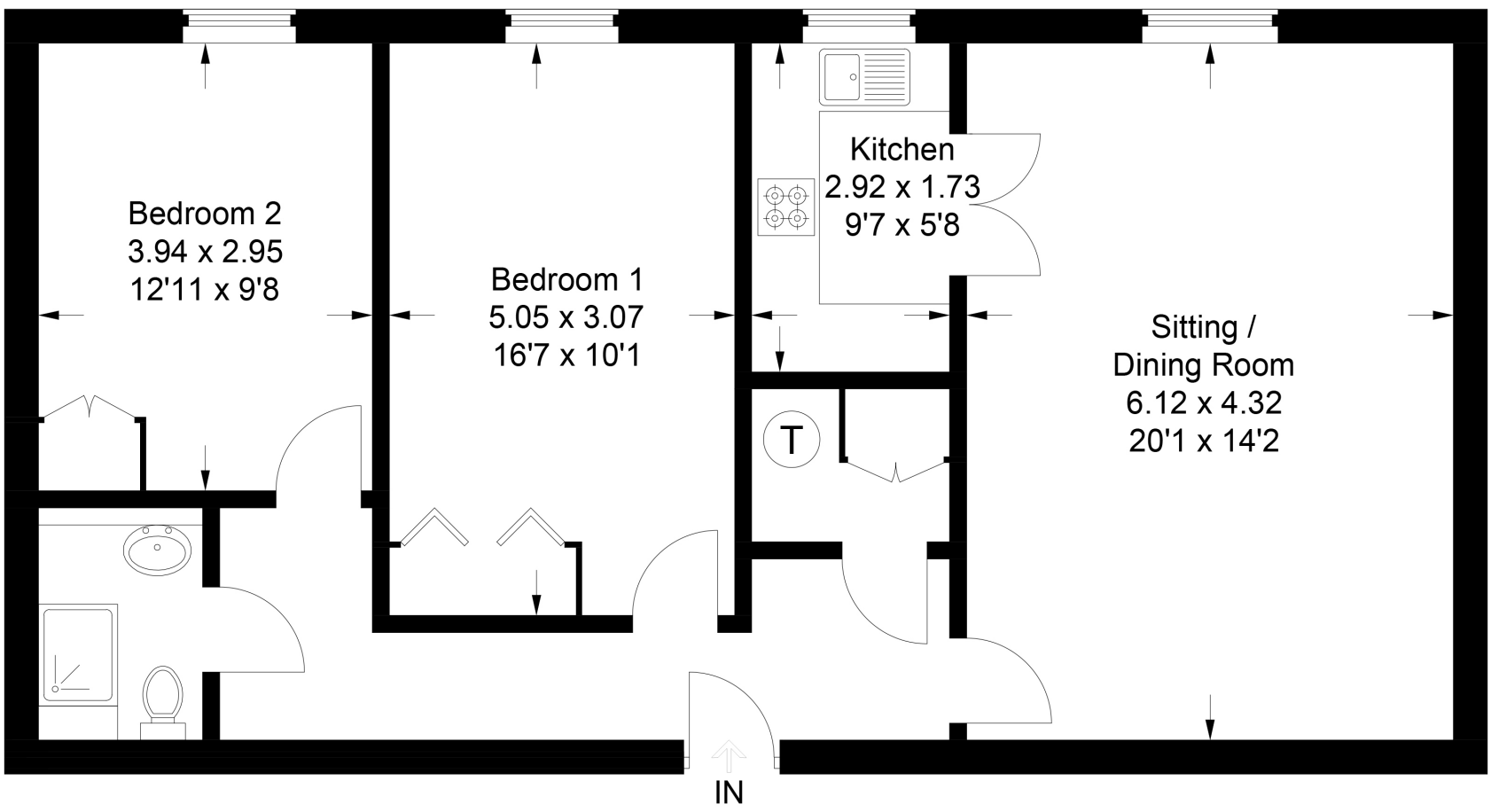
Flat 26, Archer Court | 43 Chesham Road | Amersham | Buckinghamshire | HP6 5UL

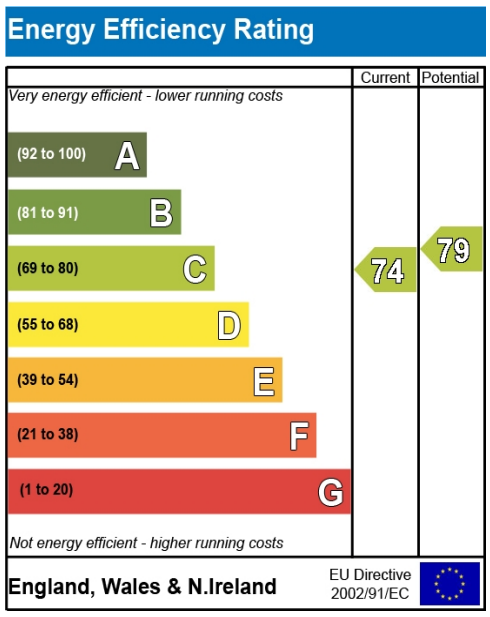
£290,000

JOHN NASH & CO.

Retirement Flat for the over 65's | 2nd Floor with Lift to all Floors | Attractive Communal Grounds | Very Close to the Town Centre and Station | Communal Lounge, Laundry Room & Guest Suite | Parking

Approximate Gross Internal Area
77.0 sq m / 829 sq ft





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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A second floor apartment situated in this popular retirement home for the over 65's within a very short walk of all amenities. The well planned accommodation comprises: Communal entrance hall, entrance hall, sitting room, fitted kitchen, 2 bedrooms and a shower room. Storage heating and double glazing is installed. Communal lounge, laundry room, car parking and guest suite available to hire.

Communal Entrance Hall

Automatic doors leading to communal sitting room.

Entrance Hall

Main entry door system, storage heater, walk-in storage cupboard with electricity consumer unit and meter, door to:

Sitting Room

Storage heater, TV point, BT point, glazed double doors to:

Kitchen

Single drainer stainless steel sink unit set in laminate surround with cupboard below and space for refrigerator, laminated worktop incorporating four ring hob unit with extractor unit over, built- in Zanussi oven with cupboards above and below, part tiled walls.

Bedroom 1

Double built in wardrobe cupboard, display top with cupboards below and two sets of drawer stacks, storage heater, TV and BT point.

Bedroom 2

Double built-in wardrobe cupboard, display top with range of cupboards and drawers below, electric heater.

Shower Room

Fully tiled shower stall with Aqualisa shower unit and, Perspex screen, low level WC, wash hand basin set in vanity surround with cupboards below and fitted mirror over and light unit, fully tiled walls, wall heater.

Outside

Parking to the front of the building.

Well-tended communal gardens.

Lease

125 year lease granted in 1998.
Ground Rent £300 per annum
Service Charge to be advised

Council Tax

Band D. Amount payable £1813.74.

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. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoners Boys School. 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.