

01494 725005

[www.john-nash.co.uk](http://www.john-nash.co.uk)

admin@john-nash.co.uk

John Nash &amp; Co

31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

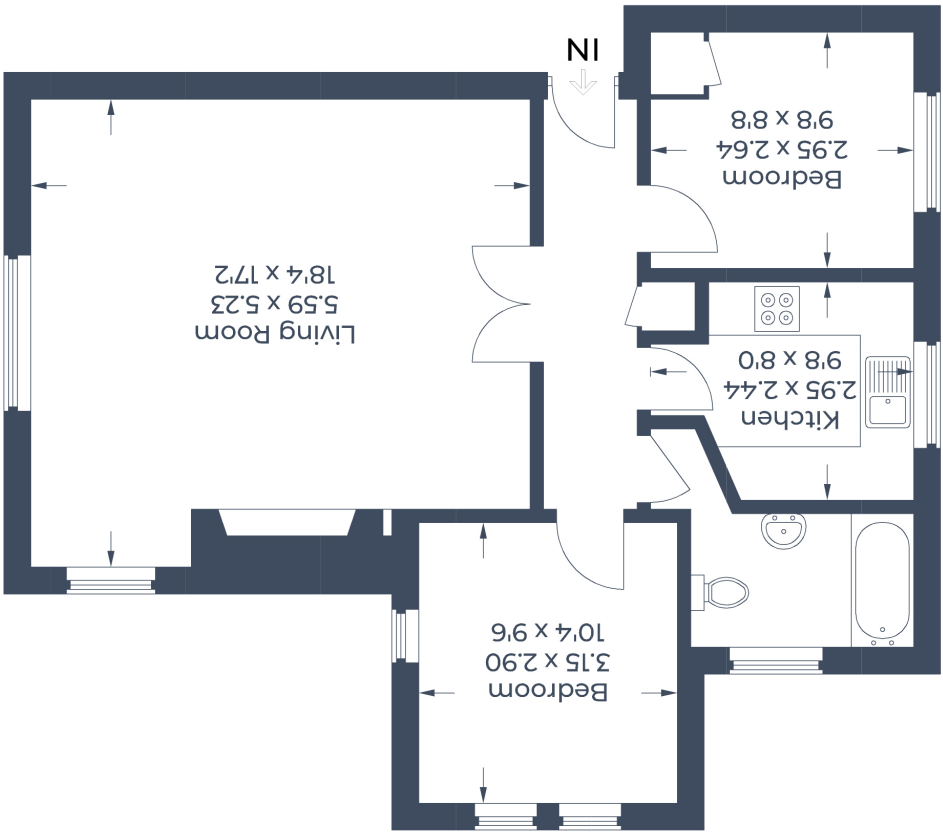
given on the same basis as these Particulars.

Particulars.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the understanding that the Purchaser will not rely on them.

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## First Floor



Approximate Gross Internal Area = 64.4 sq m / 693 sq ft



**Flat 10 Badminton House | Church Street | Old Amersham | Buckinghamshire | HP7 0DA**

**£425,000**

# JOHN NASH & CO.

IMMACULATE TWO BEDROOM APARTMENT | MODERN AND CONTEMPORARY FITTED KITCHEN |  
LIGHT AND SPACIOUS LOUNGE | GARAGE | HEART OF AMERSHAM OLD TOWN LOCATION





IMMACULATLY PRESENTED, GRADE II LISTED FIRST FLOOR APARTMENT IN THE HEART OF AMERSHAM OLD TOWN, A STONES THROW FROM THE HIGH STREET AND MEMORIAL GARDENS, THIS HOME PLACES YOU AT THE CENTRE OF EVERYTHING THIS DESIRABLE AREA HAS TO OFFER. A STUNNING TWO BEDROOM APARTMENT OFFERING A PERFECT BLEND OF CHARM, COMFORT AND CONVENIENCE.

**The Apartment**

The main building exudes character with its grand entrance door, leading into a meticulously maintained communal hall. Ascend the stairs to the first floor, where a stylish glass-panelled door opens into a bright and welcoming hallway. The modern kitchen is well-appointed with plentiful wall and floor cupboards, providing generous storage. It features a sleek Bosch induction hob with an oven beneath, a black glass splashback, and an extractor fan. The stainless steel 1½ bowl sink, Bosch washing machine, and Liebherr fridge freezer complete the functional yet stylish space. To the right of the hallway you are greeted by a spacious, light-filled dual-aspect lounge. This airy living area boasts picturesque views, a charming fireplace with a marble surround and hearth, perfect for cozying up on cooler evenings. Additional features include an airing cupboard housing the water tank



**The Bedrooms**

The master bedroom is dual aspect and is a comfortable double, offering sufficient space for relaxation and furniture. Bedroom 2—an elegant space with high ceilings and classic architraving, complemented by a single integrated wardrobe providing ample storage.

**Bathroom**

The contemporary bathroom includes a bathtub with a shower over, a wash basin with a cupboard and mirror, a shelving unit, and a towel holder—designed for both convenience and style.



**The property comes complete with its own garage and has immaculate communal grounds**

This exceptional apartment combines period features with modern touches, all within a highly sought-after location. Whether as a charming city retreat or an investment opportunity, it's sure to impress.

**Charges**

LEASE 999 YEARS FROM 6/6/2018  
SERVICE CHARGE - £3,757.39 24/25 (to October 30th)

COUNCIL TAX BAND D £2,456.51 2025/2026 RATES

**LOCATION**

Old Amersham boasts the perfect blend of rural charm and cosmopolitan flair being surrounded by boutique shops, upmarket restaurants and independent cafes. There is a regular farmers market, a museum and stunning church surrounded by an award winning garden and grounds. Access to countryside is on your doorstep but also conveniently located are transport links to Amersham Station being under a mile away and easily accessible motorway network. Finally, there is access to excellent schooling including the Grammar school system, public and private education catering to children of all ages.

