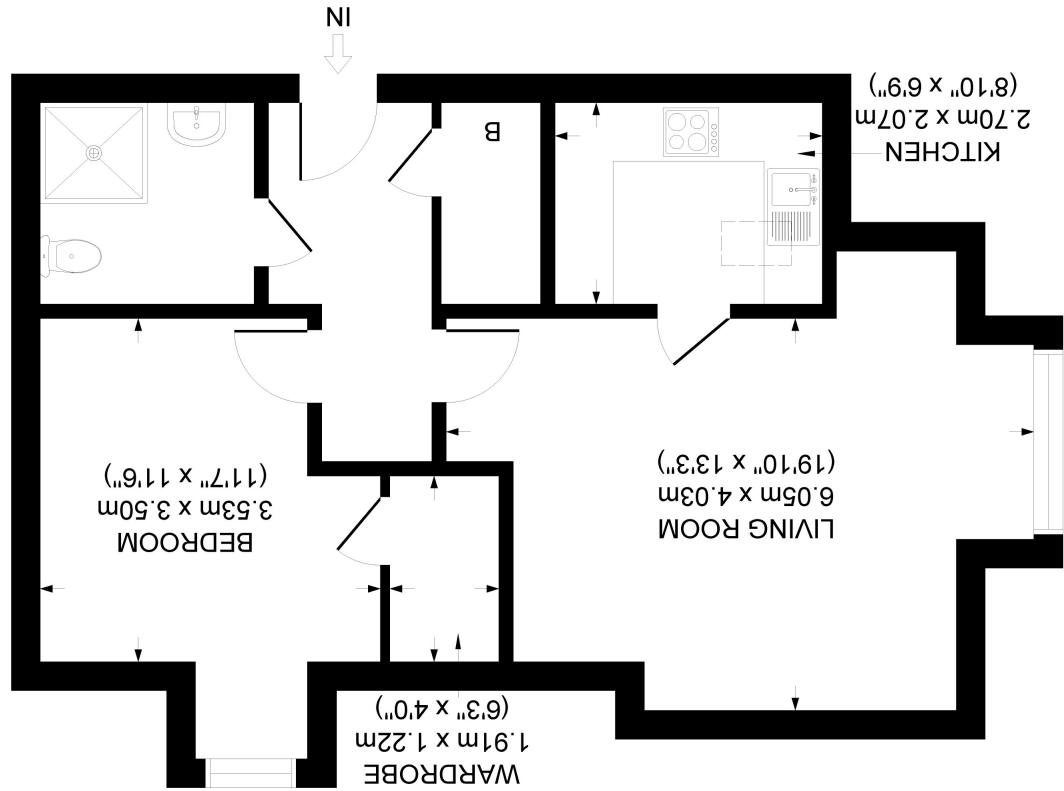




GROSS INTERNAL
FLOOR AREA 608 SQ FT



Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A	86	86
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			



BEAUTIFULLY PRESENTED second floor retirement apartment. The property boasts a SPACIOUS living room, GOOD SIZED bedroom with a WALK-IN WARDROBE, MODERN FITTED KITCHEN with built in appliances and WET ROOM.

The development comprises 38 apartments and offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

The Property

Situated in the charming and picturesque setting of Old Amersham, this beautifully presented one-bedroom retirement apartment offers a blend of modern comfort and characterful surroundings. Located within a unique block of just 38 purpose-built apartments, the property is ideally placed within walking distance of all local shops, cafés, and amenities.

Finished to a high standard throughout, the apartment features a spacious lounge perfect for relaxing or entertaining. The contemporary cream-fitted kitchen comes fully equipped with an integrated fridge/freezer, eye-level oven and microwave, dishwasher, and ample wall and base storage units.

The generously sized bedroom overlooks the delightful Old Amersham High Street and includes a large walk-in wardrobe, complete with lighting, hanging space, shelves, and drawers. The stylish wet room boasts built-in cupboards, while a separate utility cupboard provides space for coats and essential services.

Communal Facilities

Residents enjoy access to a range of high-quality communal facilities as part of the monthly maintenance package, including a welcoming sitting room, a fully equipped laundry room with four washers and dryers, and a dining room that can be transformed into a private space for special occasions. There's also a comfortable guest suite for visiting friends and family.

An on-site manager organises a variety of regular social events and activities, from movie nights and book clubs to coffee mornings, chess, carpet bowls, and seasonal celebrations—making it easy to build friendships and enjoy an active and fulfilling lifestyle.

This is a rare opportunity to own a stylish and convenient home in one of Buckinghamshire's most desirable historic towns.

Service Charge

- Onsite Estate Manager
- 24-hour emergency call system and team
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- 1 hour weekly domestic assistance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact the Estate Manager
- Lease Information: Lease length of 999 Years from 2019
- Service Charge: £1,059.57 per month (£12,714.88 per year)

Council Tax Band D - £2456.61 (2025/2026)

