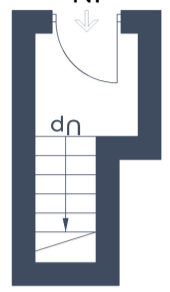


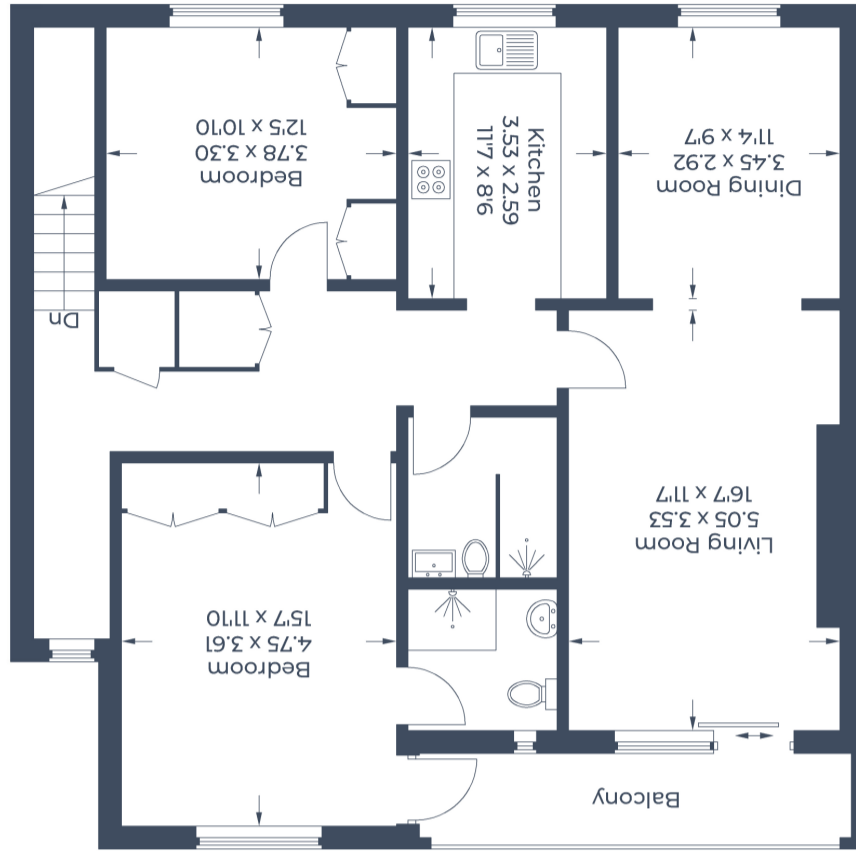
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

Illustration for identification purposes only, measurements are approximate, not to scale.
 © CJ Property Marketing Produced for John Nash & Co

Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 3.3 sq m / 35 sq ft
 First Floor = 100.5 sq m / 1,082 sq ft
 Total = 103.8 sq m / 1,117 sq ft



Energy Efficiency Rating	
Current	Potential
79	79
England, Scotland & Wales EPC (2008/10)	
Very energy efficient - lower running costs A (82+)	
B (61-81)	
C (49-60)	
D (39-48)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	



19 Laurel Court | Amersham | Buckinghamshire | HP6 5LP

£650,000

JOHN NASH & CO.

IMMACULATE TWO BEDROOM APARTMENT | MODERN AND CONTEMPORARY | GARAGE | VISITORS PARKING | BALCONY | SPACIOUS AND BRIGHT LIVING ROOM | ENSUITE SHOWER ROOM | POPULAR RESIDENTIAL LOCATION | SOUTH FACING BALCONY | COMMUNAL GARDENS | NO ONWARD CHAIN



This stunning first floor TWO BEDROOMED apartment has been tastefully modernised and decorated throughout. The apartment benefits from modern and contemporary kitchen and bathrooms, an excellent sized master bedroom with ensuite and benefits from a SOUTH FACING balcony and a GARAGE. The property is set approximately 3/4 mile from the centre of Amersham and only a short walk to the village centre.

Entrance Hall

The hall benefits from a coat cupboard housing the fuse box, a radiator and stairs to the first floor.

First Floor Landing

The open and spacious landing houses a cubby hole fitted desk unit, a good sized storage cupboard, a radiator, Nest heating thermostat, access to loft space and an airing cupboard with hot water tank and storage over.

Living Room

This large, bright and spacious room boasts a built in electric fire as a centre point along with large sliding doors to the south facing balcony, and a double radiator. There are wall and ceiling lights and a telephone point. There is an archway door leading to:

Dining Room

The dining room has a deep bay window, ceiling lights and a radiator.

Kitchen

This immaculate, modern and contemporary kitchen has a range of wall and floor cupboards, an integrated Bosch double oven along with a Bosch integrated microwave, a cupboard with space for a washing machine and tumble dryer, an integrated Siemens dishwasher, a marble worksurface with integrated sink unit with mixer tap and a Bosch induction hob with Bosch extractor fan. There is also a American style fridge freezer and downlighters.

Master Bedroom

This large, light and airy bedroom has a radiator, two fitted double wardrobes, a casement doorway to the balcony, a telephone point and a door to:-

Ensuite

A large shower with a handheld and over head shower, a toilet with fitted cupboards surround, a sink unit, heated towel rail and mirror. This room also benefits from a window overlooking the rear of the property.

Bedroom 2

This bedroom also benefits from two double fitted wardrobes, a radiator and telephone point.

Bathroom/Shower Room

This luxurious bathroom boasts a large overhead shower, a walled cupboard, a towel rail and a toilet and sink with furniture under. There is also a mirror.

Outside

Garage

In separate block with remote control up and over door

Gardens

Well tended communal grounds

Lease

A 999 year lease with a commencement date of 29th September 1994.

Maintenance

£2,400 per year.

Council Tax

Band F £3,377.65 2024/2025 Rates

Location

Chesham Bois Village has a general store/post office and butcher with state and private education within easy reach. Nearby Amersham provides a selection of shopping facilities, schooling for children of all ages, several sports facilities and community centre. There is a railway station with services to London and access is available to the M1, M4 and M25 Motorways.

