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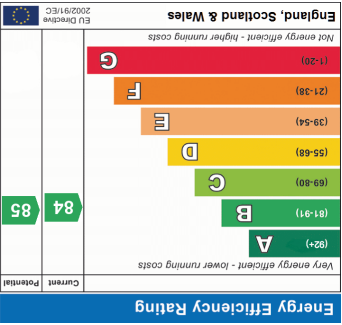
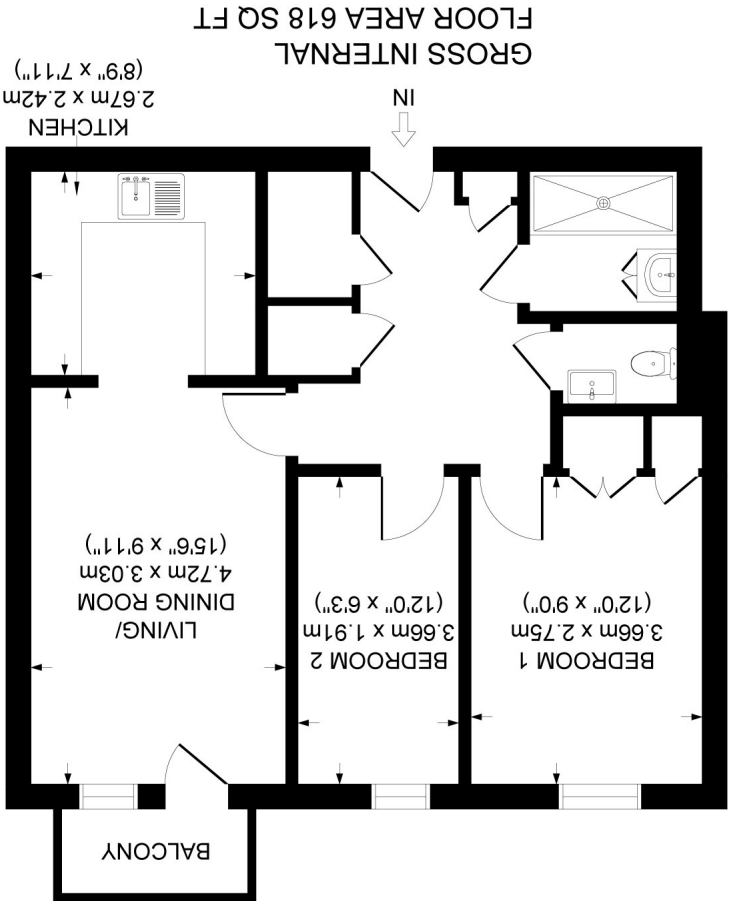
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQ M
20 KING LODGE, KING GEORGE V ROAD, AMERSHAM, HP6 5DP



20 Kings Lodge King George V Road | AMERSHAM | Buckinghamshire | HP6 5DP

£235,000

Popular Retirement Complex in the heart of Amersham | First Floor Flat with Lift | Two Bedrooms | Balcony with View to Communal Garden | Excellent Storage Cupboards | Walking Distance of Amenities including Train Station

JOHN NASH & CO.



This is a first floor two bedroom flat with balcony overlooking the communal gardens of this popular retirement development. It is nicely presented with a modern shower room and excellent storage cupboards with wardrobes in the bedroom and two hall storage cupboards. There is ample residents and visitors parking, attractive communal gardens, a residents lounge, visitors guest suite, laundry room, a community alarm service with pull cords throughout and an on site house manager.

Communal Entrance

Lift or stairs to first floor.

Entrance Hall

Walk-in store cupboard being partly shelved with hanging and light, an airing cupboard, cupboard housing the electricity fuse box, emergency phone and pull cord, door entry system and electric store radiator.

Living Room

Double glazed casement door with side window panels to the balcony which overlooks the attractive communal gardens. BT, TV and FM points, electric storage radiator.

Kitchen

Single drainer stainless steel sink unit set in laminate surround incorporating a four ring hob/oven unit with extractor hood over. A good range of floor and wall cupboards, a freestanding fridge/freezer, Dimplex wall heater and strip light point.

Bedroom One

With views to the communal gardens, this is a double room with built in wardrobe cupboards and electric radiator.

Bedroom Two

A single room with views to the communal gardens, electric radiator.

Shower Room

A modern suite with a walk in shower stall with glass panel and hand rails, wash hand basin with store cupboard below and wall mirror with light above, WC, stainless steel towel radiator, fully tiled walls and extractor fan.

Separate WC

A modern suite comprising WC with concealed cistern, wash hand basin with cupboard below.

Outside

Well tended communal gardens. Ample parking for residents and visitors.

Terms

Lease: New 99 Year Lease Granted on Completion
Service Charges: approx. £279 per month

Council Tax: Band D £2,338.37 2024 -2025 Rates

Location

Kings Lodge is located at Amersham on the Hill which is a popular town set in the Chiltern Hills offering excellent facilities. The town centre offers a variety of both independent and multiple shopping facilities including Waitrose, Marks and Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops. A health centre, a new community leisure centre along with churches and park areas make Amersham a desirable area to live. All of these amenities are within a short level walk of the property. Local bus routes, train connections to Central London and the motorway network are all conveniently accessible from Kings Lodge.

