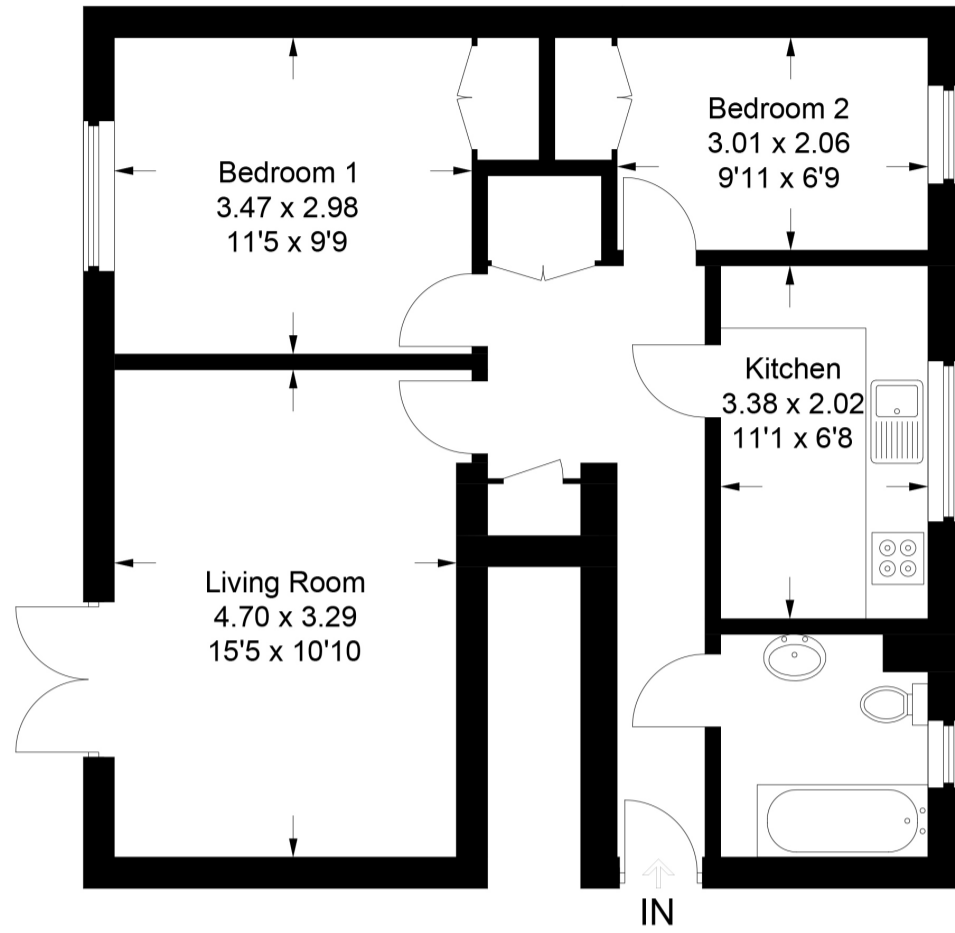


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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.

Approximate Gross Internal Area = 57.5 sq m / 619 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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Energy Efficiency Rating	
Current	Potential
63	71
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82-100) B (61-81) C (49-60) D (35-48) E (29-54) F (21-38) G (1-20)	



1 Tudor Court King George V Road | Amersham | Buckinghamshire | HP6 5AG

£225,000

JOHN NASH & CO.

Ground Floor Retirement Flat for the over 55's | Private Front Entrance | Two Bedrooms | Communal Gardens | Private Parking | Warden Assisted with Call Aid System | Walking Distance of Amersham Town Centre and Train Station | Walking Distance of the new Amersham Lifestyle Centre



A two bedroom ground floor retirement flat set on the edge of this popular development within a very short and level walk to all amenities in the town centre including the train station and the newly built Chiltern Lifestyle Centre. The development is serviced by an on-site Warden, there are regular social activities organized, a communal garden and there is ample parking for owners and visitors. Please note: The property is subject to an age restriction of over 55 years.

Covered Entrance Porch

Entrance Hall

Electric storage heater, emergency alarm system, store cupboard, linen cupboard containing hot water cylinder with slatted shelving.

Living Room

Electric storage heater, TV and BT point, entry door receiver, double glazed casement doors to private patio and communal gardens.

Kitchen

One and a half bowl stainless steel single drainer sink unit with cupboards and drawers below, four ring Neff electric hob unit, work top extends to provide further floor and wall cupboards and integrated Bendix oven, wall heater, space for washing machine, strip light.

Bedroom 1

Electric wall heater, double built-in wardrobe cupboard, BT point.

Bedroom 2

Double built-in wardrobe cupboard with store cupboard over.



Bathroom

White suite of panelled bath with mixer taps and fitted electric shower unit with rail and curtain, wash hand basin with cupboard and drawers below and fitted mirror over, chromium heated ladder towel rail, tiled walls and floor.

Outside

Private parking for owners and visitors and well tended landscaped communal gardens.

Terms

Lease: On completion a new lease of 99 years will be granted
Service Charge: £179 per month

Council Tax: Band D £2,226.50 2023/2024 Rates for Double Occupancy

Location

Tudor Court 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 Smiths and Boots together with a selection of restaurants and coffee shops. Banking facilities, a health centre, a new leisure facility along with churches and park areas make Amersham a desirable area to live. Charming Old Amersham is famous for its period houses and provides a variety of shopping boutiques, upmarket restaurants, independent coffee shops, two hotels and a Tesco superstore. Local bus routes, train connections to Central London and the motorway network are all conveniently accessible from Tudor Court.

