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John Nash & Co

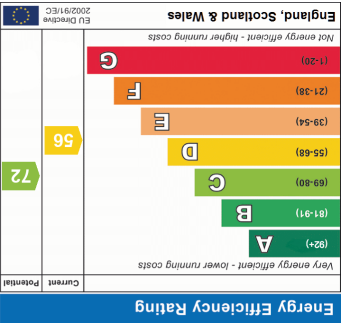
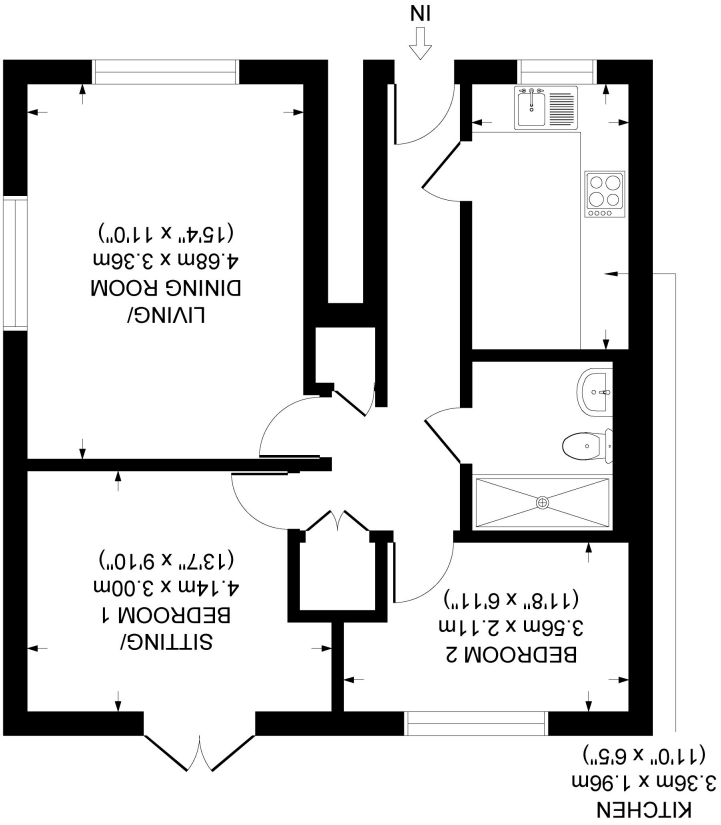
31 Hill Avenue, Amersham, Buckinghamshire HP6 5BX

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 599 SQ FT / 56 SQ M
1 WINDSOR COURT, AMERSHAM, HP6 5AN

JOHN NASH & CO.

GROSS INTERNAL
FLOOR AREA 599 SQ FT



1 Windsor Court | King George V Road | | Amersham | Buckinghamshire | HP6 5AN

£285,000

RECENTLY MODERNISED GROUND FLOOR TWO BEDROOM FLAT FOR THE OVER 55'S | BRAND NEW KITCHEN | BRAND NEW SHOWER ROOM | UPGRADED HEATING SYSTEM | REMODERNISED THROUGHOUT | PRIVATE FRONT ENTRANCE | SHORT LEVEL WALK OF THE TOWN CENTRE AND STATION | WALKING DISTANCE OF NEW LIFESTYLE/COMMUNITY CENTRE | OWNER AND VISITOR PARKING SPACES | ONSITE MANAGER | COMMUNAL GARDENS

JOHN NASH & CO.



This immaculately presented, modern and spacious, two bedroomed ground floor flat for the over 55's has been completely renovated and modernised. It boasts a brand new modern fitted kitchen with all new appliances, a new and modern shower room, and new internal doors throughout. The property is within a short level walking distance of both the town centre, the train station and the new Lifestyle Community Centre.

Storm Porch and New Front Door leading to Entrance Hall

Electric radiator, pullcord main box.

Kitchen

Newly fitted modern and contemporary light grey kitchen with built in ceiling and wall cupboards and space for a small dining table. The kitchen features a brand new built in Electrolux oven and grill, Electrolux 4 ring halogen hob, built in fridge freezer, brand new Hoover washer/dryer and a single drainer stainless still sink. The sink also houses a brand new heating unit for the hot water. The kitchen is part tiled and has a wall hung heater and a pull cord.

Walk In Shower Room

This newly fitted walk in Shower room boasts a Triton Power Shower with a large glass panel and a rain showerhead along with a normal shower head. There is a white bathroom suite with toilet, sink with cupboard below and shelf above with a wall mirrored cupboard thats lights up. There is also a large heated electric towel rail.

Lounge

This spacious dual aspect room has an electric fireplace unit, wall lights, radiator and space for a dining table. There is also a pull cord.

Master Bedroom

This room benefits from double doors that lead to the garden. There is also a pullcord. This room could also be a dining room or study or a second lounge.

Bedroom Two

This is a double room with a radiator and ceiling light and also benefits from a pull cord.

Hallway

there is an overspill storage/wardrobe cupboard for the bedroom with three pull out drawers and a hanging rail with shelf above. There is also a understairs cupboard for storage.

Lease

Service Charges are approximately £221.35 per month

LOCATION

Windsor 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 & 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 Windsor Court.

