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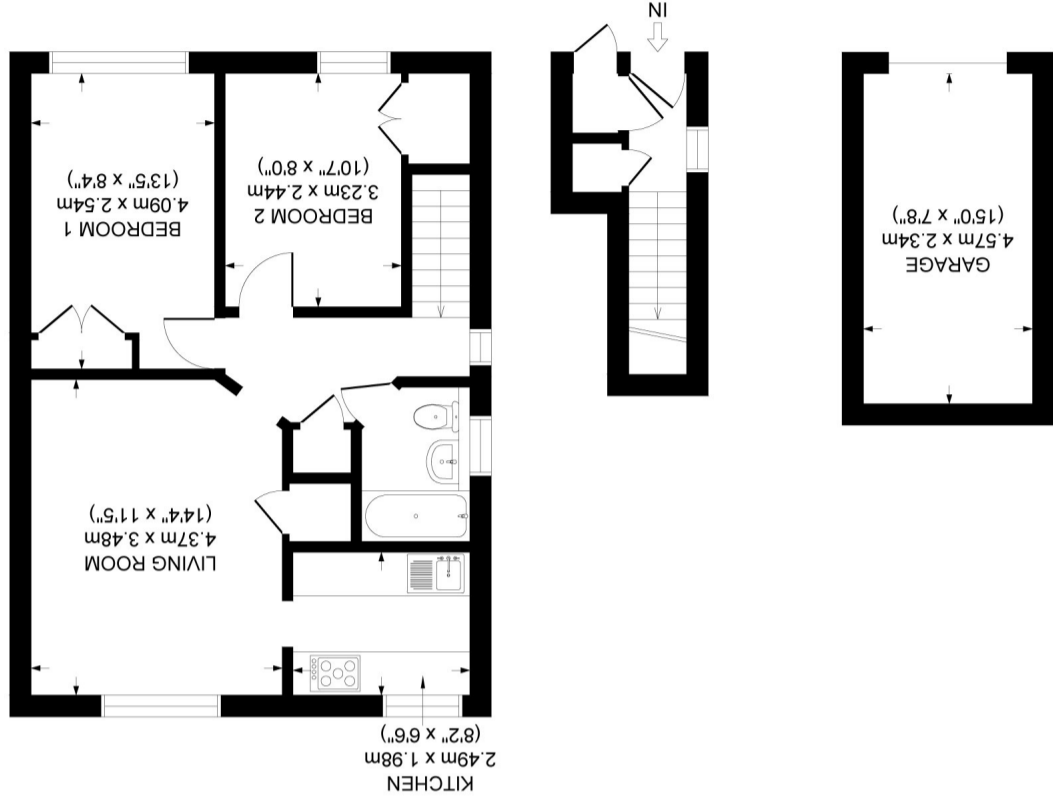
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

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

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M INCL. GARAGE
30 CUMBERLAND CLOSE, LITTLE CHALFONT, HP7 9NJ

GARAGE GROSS INTERNAL FLOOR AREA 110 SQ FT
GROUND FLOOR GROSS INTERNAL FLOOR AREA 50 SQ FT
FIRST FLOOR GROSS INTERNAL FLOOR AREA 553 SQ FT



Energy Efficiency Rating	
Current	Potential
74	74

England, Scotland & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs
Very energy efficient - lower running costs



30 Cumberland Close | Little Chalfont | Amersham | Buckinghamshire | HP7 9NJ

£340,000

JOHN NASH & CO.

Two Bedroom Flat on First Floor | Excellent Storage Throughout | Private Enclosed Garden | Garage | Quiet Cul-De-Sac Location



Located only a short walk to the village centre and rail station, this two bedroom maisonette flat is spacious and a great purchase for a first time buyer or investment purchase.

Entrance

With a privacy hedge and area of lawn to the front, a path leads to the front door into an entrance vestibule with two storage cupboards of which one houses the gas and electricity meters, the electric consumer unit and has a power socket. Stairs lead to the first floor.

Hallway

A store cupboard with power socket and access to the loft with a drop down ladder, light and partial boarding. The loft also houses a Worcester Green Star combi boiler.

Living Room

A spacious room with a large window looking to the rear and mature tree line beyond and store cupboard with power socket.

Kitchen

A fully fitted galley style kitchen with modern cabinets and laminate worksurfaces and stainless steel single drain sink unit with drainer board. Integrated appliances include a Siemens 5 ring gas hob, a Hotpoint oven and grill with extractor fan above, a Baumatic washing machine and a Bosch microwave oven. There is space for a freestanding fridge/freezer unit.

Bedroom 1

A good sized, bright double bedroom with a built in double wardrobe unit and a large window to the front.

Bedroom 2

A double room with storage cupboard and window to the front.

Bathroom

A white suite consisting of bath with shower unit and glass panel, pedestal sink, WC, wall hung mirror, extractor fan and radiator.

Rear Garden

A low maintenance private garden that is fully enclosed with panel fencing, an area of patio and patio shingle.

Garage

Situated round the corner to the right of the flat.

Terms

125 year lease from 2002
Service Charges of £375.00 per annum
Ground Rent of £125 per annum

Council Tax Band C £2,078.55 2024/2025 Rates

Location

The property benefits from being situated in the middle of Little Chalfont and Amersham. Little Chalfont provides a varied selection of shops, renowned schooling, including Dr Challoner's High School (girls grammar) and Chalfont & Latimer railway station. The village is situated off the A404 with road links to the M25 for the M4, M40 and M1 motorways. Amersham too is an equal distance way with a wider range of shops and facilities.

