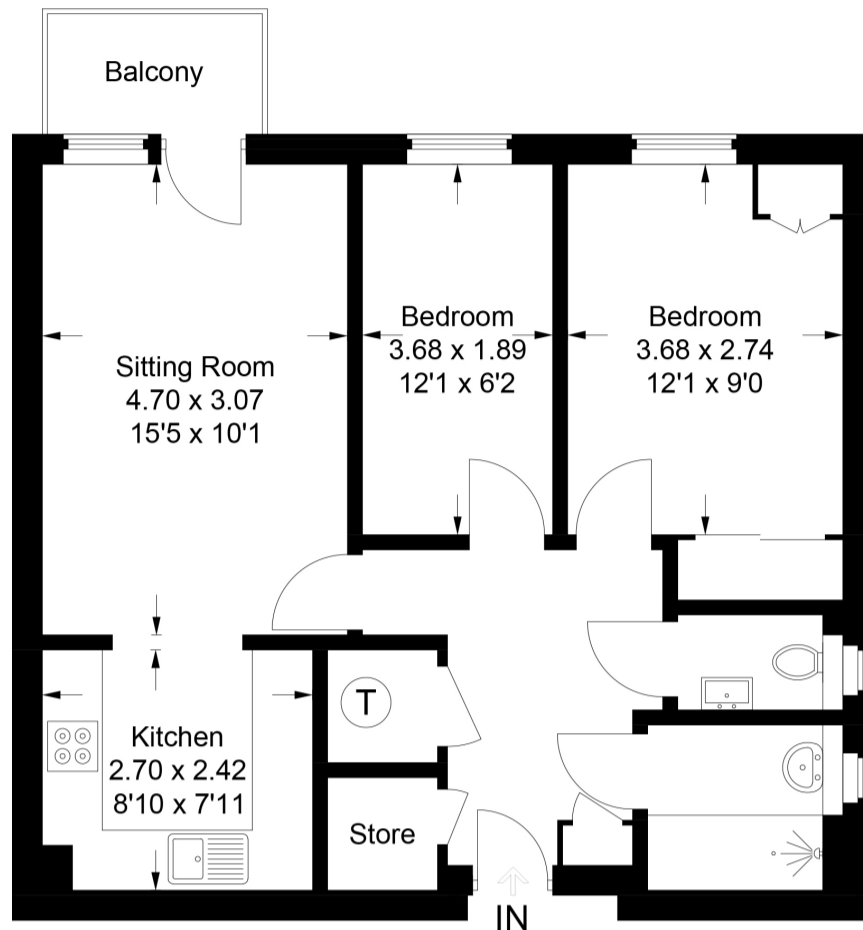


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy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

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.

Approximate Gross Internal Area  
 57.7 sq m / 621 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	
Very energy efficient - lower running costs	(92-100)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	78
Potential	80

England, Scotland & Wales  
 EPC Online  
 2008/1/10



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

£229,500

JOHN NASH & CO.

First Floor Flat with Lift | Two Bedrooms | Balcony | Popular Development for the Over 55's |  
 Walking Distance of Amersham Town Centre & Station | NO ONWARD CHAIN





This is a first floor two bedroom flat with lift set in this popular development for the over 55's. It has the added benefit of a balcony off the living room, is nicely presented and available for immediate occupancy. There is ample residents and visitors parking, attractive communal gardens with outdoor seating, a residents lounge, visitors guest suite, laundry room a community alarm service with pull cords throughout the building and an on-site house manager.

#### Communal Entrance

Lift or stairs to first floor.

#### Entrance Hall

Cupboard housing electricity fuse box, delivery cupboard, electric store heater, emergency phone and door entry system, walk-in store cupboard being partly shelved, linen cupboard.

#### Living Room

Carpet, BT, TV and FM points, storage heater, double glazed casement door to balcony.

#### Kitchen

Single drainer stainless steel sink unit set in laminate surround with cupboard under and dishwasher below, adjoining laminate worktop extends to incorporate a four ring electric hob unit with oven below and extractor hood over and range of floor and wall cupboards, refrigerator, freezer, inlet wall heater, strip light point, part tiled walls.

#### Bedroom One

Carpet, electric heater, two double wardrobe cupboards, TV and FM point.

#### Bedroom Two

Carpet, electric heater.

#### Shower Room

Fully tiled shower stall with sliding doors and hand rails, pedestal wash hand basin, electric wall heater, fully tiled walls, extractor fan. External opening window.

#### Separate WC

Low level suite, wash hand basin with cupboard below, part tiled walls, external opening window.

#### Outside

Well tended communal grounds. Ample parking.

#### Leasehold and Council Tax

Service Charges of £363.81 per month.

Council Tax: Band D £2,226.50 Double Occupancy

#### 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 Spence, 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.

