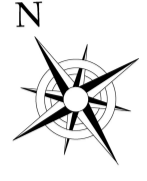
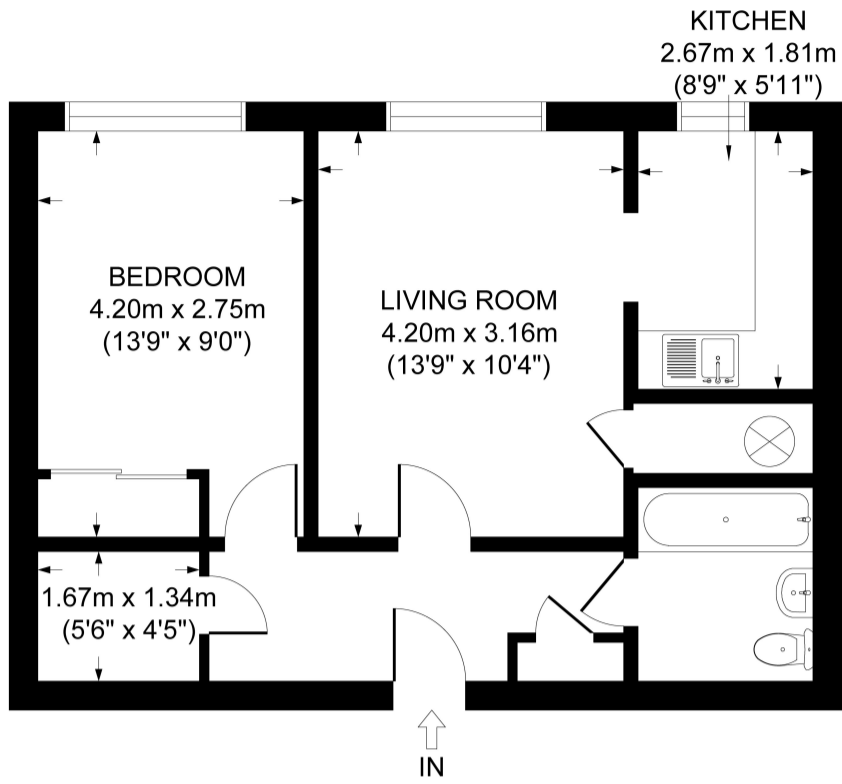


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither the Agents nor 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.



GROSS INTERNAL FLOOR AREA 491 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 491 SQ FT / 46 SQ M
 KINGS LODGE, KING GEORGE V ROAD, AMERSHAM, HP6 5DP

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.

JOHN NASH & CO.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (82-100)
	B (61-81)
	C (49-60)
	D (39-48)
	E (29-38)
	F (13-28)
Not energy efficient - higher running costs	G (1-12)
Current	81
Potential	83

England, Scotland & Wales
 EU Directive 2002/91/EC



27 Kings Lodge | King George V Road | Amersham | Buckinghamshire | HP6 5DP

£175,000

JOHN NASH & CO.

First Floor Flat with Lift | One Bedroom | Attractive Communal Grounds | Walking Distance of Amersham Town Centre and Train Station | Popular Development for the Over 55's | No Onward Chain



A first floor one bedroom retirement flat offering well-presented accommodation in this popular development for the over 55's with the services of a house manager. Well tended communal gardens, community alarm service, residents lounge with organised social activities, visitor's guest suite, laundry room and generous parking are all available at Kings Lodge.

Communal Entrance

Stairs or lift to first floor.

Entrance Hall

Cupboard housing electricity fuse box, delivery cupboard, electric store heater with shelf over, emergency phone and door entry system, walk-in store cupboard with shelving and light.

Living Room

Carpet, BT, TV and FM points, storage heater with shelf over, deep airing cupboard housing the water tank and water cylinder along with slated shelving.

Kitchen

Single drainer stainless steel sink unit set in laminate worksurface with cupboards and drawers below, wall cupboards above, laminate worktop extends to stand alone four ring hob/oven with extractor hood over. Integrated fridge and freezer, Dimplex wall heater, strip light point, part tiled walls.

Bedroom

A double bedroom with carpet, electric heater, double wardrobe cupboard with sliding doors, TV and FM point.



Bathroom

Modern suite consisting of fully tiled bath with mounted shower attachment and hand rails, pedestal wash hand basin with mirror above and light unit incorporating shaver point, two wall hung storage/medicine cabinets, stainless steel ladder style towel radiator, electric wall heater and extractor fan.

Outside

Well tended communal grounds and ample parking.

Leasehold

Service charges of approx. £244.45 per month

Council Tax: Band C £1,880.53 2022/2023 Rates for 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 Spencer, WH Smith 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. All of these amenities are within a short level walk of the property. Charming Old Amersham is famous for its period houses and provides a selection 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 Kings Lodge.

