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John Nash & Co

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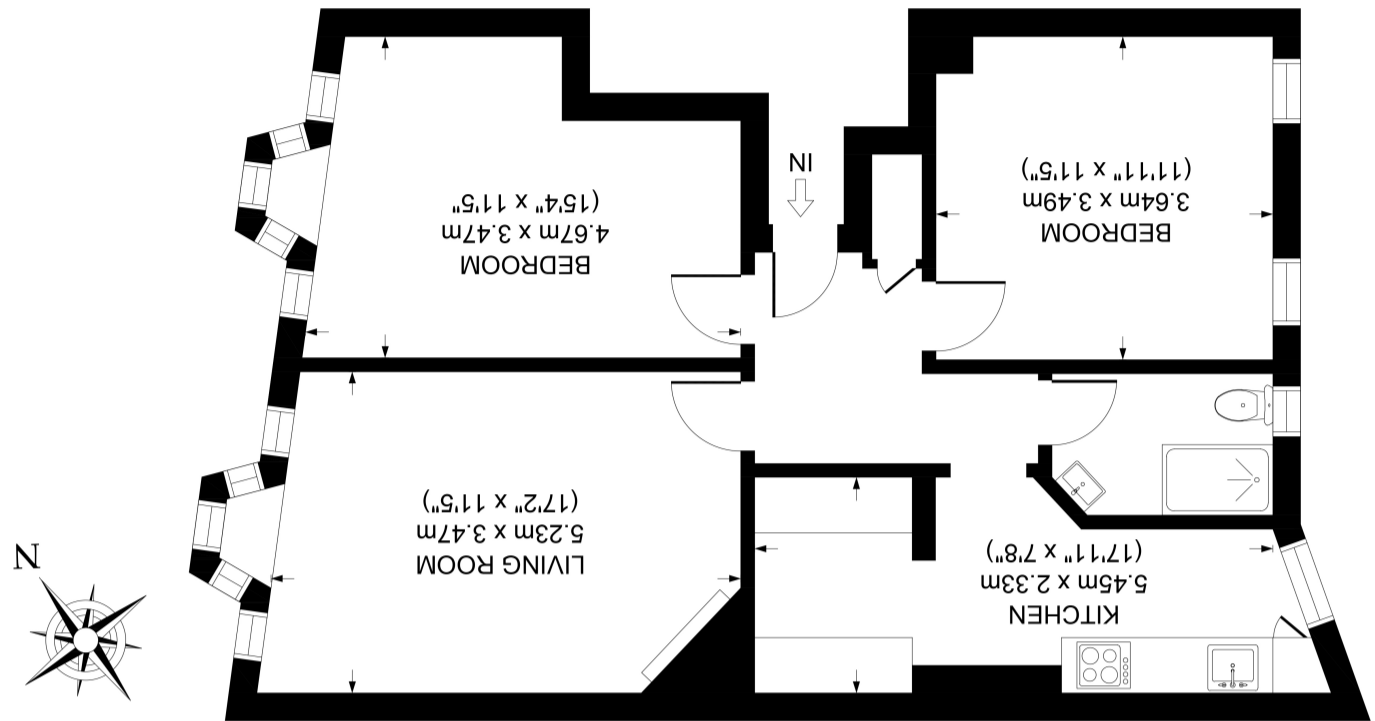
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

14 SYCAMORE ROAD  
APPROX. GROSS INTERNAL FLOOR AREA 755 SQ FT / 70 SQ M

GROSS INTERNAL  
FLOOR AREA 755 SQ FT



14 Sycamore Road | Amersham | Buckinghamshire | HP6 5DR

£355,000

JOHN NASH & CO.

First Floor Flat | Modern and Well Presented | Spacious with High Ceilings | Two Double Bedrooms | Walking Distance to Town Centre Amenities and Train Station | No Onward Chain



A spacious and modern two bedroom first floor flat in the heart of the town centre, just a few minutes walk to the train station, shops and restaurants and the Chiltern Lifestyle Leisure Centre. The property boasts a bright and airy living room, two double bedrooms, and contemporary kitchen and shower room. NO ONWARD CHAIN.

**Entrance hall**

Stairs lead up from the main door to the flat with the entrance hall consisting of a storage cupboard and wall cupboard housing the electricity meter and electrical control unit.

**Living Room**

A spacious and bright room with a feature decorative brick fireplace with mantle over and feature bay window.

**Kitchen**

A roomy, galley style kitchen with a good range contemporary cabinetry and worksurfaces and incorporating all appliances including integrated Electric hob & oven with extractor hood, washing machine, fridge freezer, slimline dishwasher. There is a single stainless steel sink set into the worksurface along with a cupboard housing a Megaflo hot water cylinder.

**Bedroom 1**

A carpeted double bedroom with feature bay window.

**Bedroom 2**

A carpeted double bedroom with double aspect windows.

**Shower Room**

A modern suite consisting of W.C, wash hand basin set in vanity unit, drench shower with glass shower screen, ladder style towel radiator, mirror and extractor fan.

**Terms**

Lease: 975 Years Remaining  
Service Charge: None  
Insurance Cost for 2024: £393

EPC Exempt

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

NB: Flat is Currently Tenanted

**Location**

Amersham on the Hill is a popular town set in the Chiltern Hills, offering excellent facilities for the commuter via the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25,M40, M4 and M1 is also easily accessible. The town centre offers a variety of shopping facilities including Waitrose, Marks and Spencer, WH Smith and Boots together with a selection of restaurants and coffee shops.

