



Hearne Court

Amersham, Buckinghamshire, HP6

binks
estate agent

{ The Particulars

Hill Avenue
Amersham, Buckinghamshire, HP6

Guide Price: £485,000
Share of Freehold

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Receptions**

Features

- Modern ground floor apartment
- Two double bedrooms
- Bathroom and en-suite
- Fitted kitchen with appliances
- Landscaped garden
- Parking space and visitors parking
- Share of freehold
- Convenient Amersham location
- Chain free
- EPC: B

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The Property

Positioned in a central Amersham location, this rarely available two double bedroom ground floor apartment offers a perfect blend of modern living and convenience. The property presents an ideal opportunity for those seeking a spacious and well-appointed home, complete with a share of freehold and no onward chain.

The entrance hallway equipped with a video entry phone for added security and a practical utility cupboard that provides additional storage space. There is a bright and airy living room, which features patio doors that open directly on to a beautifully landscaped patio area, creating a seamless indoor-outdoor living experience. The adjoining kitchen has a contemporary design, with sleek units, stylish worktops and integrated appliances.

The property offers two double bedrooms. The main bedroom features a mirrored triple wardrobe and the luxury of an en-suite shower room. The second bedroom also includes built-in wardrobes, offering plenty of storage solutions. A fully tiled family bathroom also serves the apartment.

Externally, the private patio area has been thoughtfully landscaped, providing a lovely space for outdoor dining and relaxation. Beyond the patio, the part private/part communal garden is mainly laid to lawn, surrounded by mature hedging to provide privacy, complete with a handy garden shed. The property also benefits from allocated parking for one car, with additional visitors' parking spaces available.

Well-presented **chain free** ground floor apartment nestled in the heart of Amersham on the Hill within easy reach of shops and the Metropolitan line station. The property has two double bedrooms, fitted kitchen and utility cupboard, living room, bathroom and en-suite shower room. There is a landscaped, part private garden and allocated parking.

Location

Amersham on the Hill is a thriving town with an excellent range of high street shops, cafes and restaurants. The more historic Old Town enjoys more restaurants, exclusive boutiques and gastro pubs. Amersham is well known and sought after for its excellent schooling in both the public and private sector. In particular Dr Challoner's Grammar School for Boys, with the girls High School in nearby Little Chalfont.

There is a wide range of community and social amenities including a library, two doctor's surgeries, dentists and the new Chiltern Lifestyle Centre with gym and swimming pool.

The Metropolitan/Chiltern Line station offers frequent and fast services into central London.

The Motorway network is also easily accessible with M25 and M40 junctions being only a few miles distant.

Costs

Service charge: £2,000 PA

Council Tax: Buckinghamshire Council – Band D - £2,338.37 (for the period 2024 – 2025)

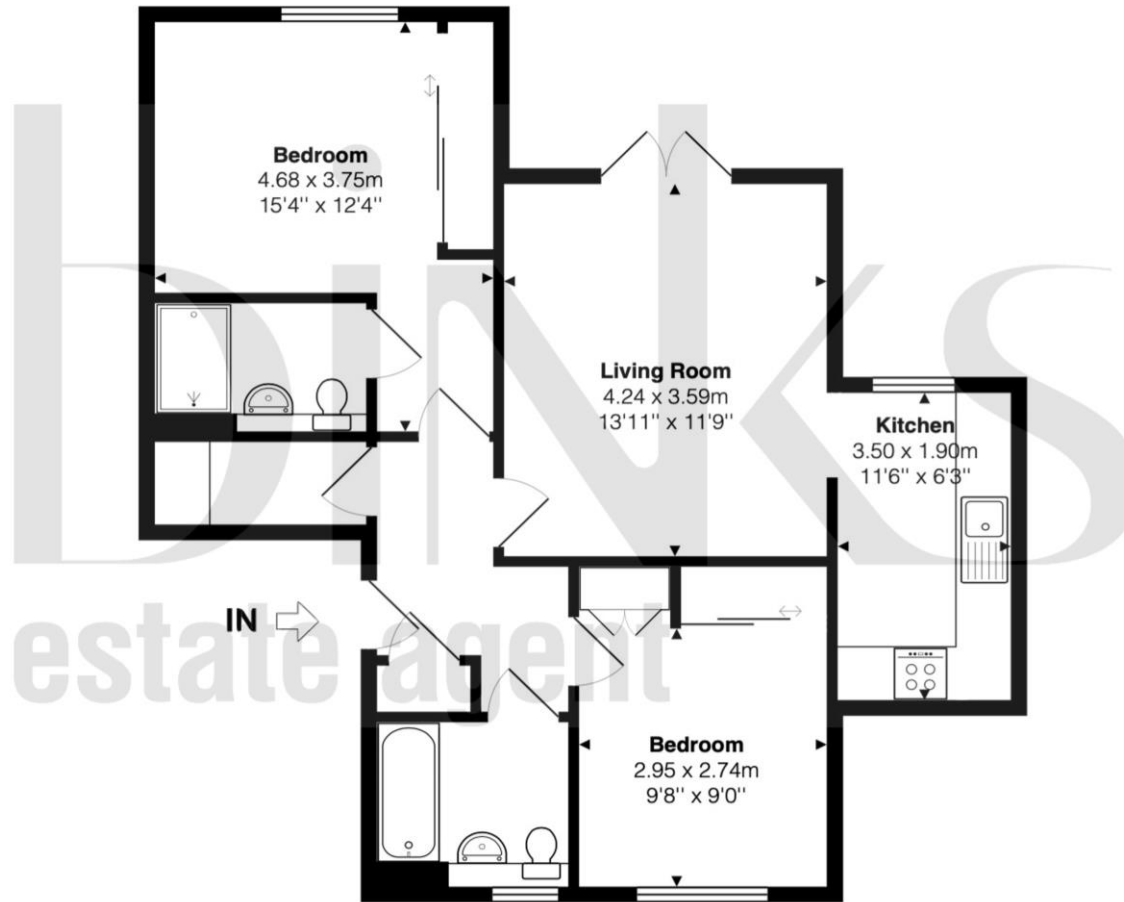
Lease

999 years from 1 January 2016

Hearne Court, Hill Avenue, Amersham, Buckinghamshire, HP6 5FE

Approx. Gross Internal Area

63 Sq M – 683 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

