



Station Road

Amersham, Buckinghamshire, HP6

binks
estate agent

{ The Particulars

Station Road
Amersham, Buckinghamshire, HP6

Guide Price: £320,000
Leasehold

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

Features

- First floor apartment
- Moments from Amersham Station and Shops
- Recently refurbished
- Two bedrooms
- Living room
- Re-fitted bathroom
- Modern fitted kitchen
- Allocated parking space
- Chain free
- EPC: C

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The Property

Refurbished two-bedroom first floor apartment in a prime, central location just a minute's stroll from Amersham Station.

There is an entrance hall leading to a spacious living room, ideal for relaxing or entertaining. The re-fitted white kitchen has a range of matching wall and base units and is equipped with built-in appliances. The property also features a modern, fully tiled, family bathroom, complete with a bath and shower attachment, WC, and wash hand basin.

Both bedrooms offer rear views of the communal patio terrace. Outside, residents can enjoy the shared patio space and a covered parking spot is included for your convenience.

Located in the heart of Amersham on the Hill, this property places you moments from local shops, restaurants, and transport links, offering the perfect opportunity to enjoy modern living in a vibrant community setting.

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 girl's 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 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.

Leasehold

Term to and including - 24 December 2180
155 years remaining

Costs

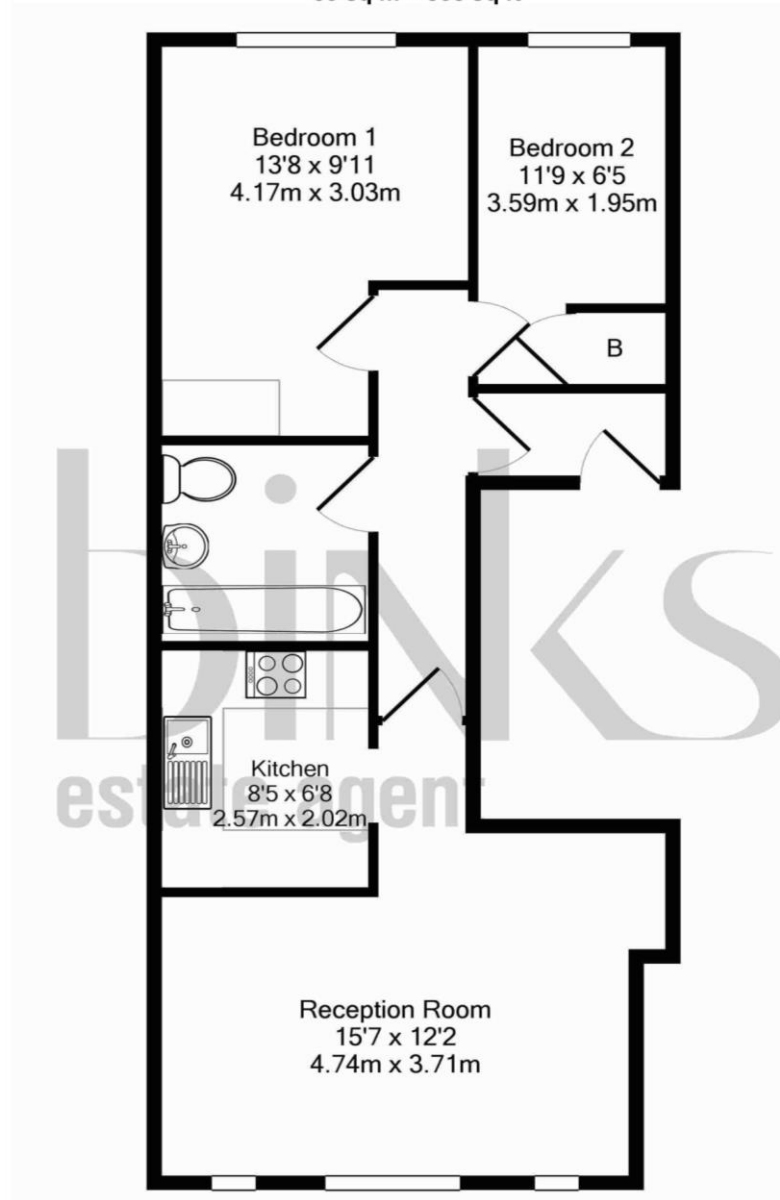
Service charge: £1,260.86 including building insurance.

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

{ First floor apartment in a convenient central Amersham location with the benefit of a private covered parking space. This two-bedroom property has recently been refurbished and has a living room, modern fitted kitchen and an updated bathroom. Offered to market chain free.

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Approx. Gross Internal Area
53 sq m – 568 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.

