



Station Approach

Amersham, Buckinghamshire, HP6

binks
estate agent

{ The Particulars

Station Approach

Amersham, Buckinghamshire, HP6

Guide Price: £385,000
Leasehold

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

Features

- Town centre location opposite Amersham Station
- Second-floor apartment
- Two double bedrooms
- En-suite shower room to principal bedroom
- Separate bathroom
- Sitting/dining room
- Fitted kitchen with integrated appliances
- Gated residents' parking
- Chain Free | EPC: C

Binks Estate Agents

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The Property

Situated on the second floor of this attractive development built in 2006, this well-maintained apartment offers bright, well-planned accommodation in a highly convenient town centre setting.

The property is accessed via a secure communal entrance hall with stairs leading to the second floor. The accommodation comprises a spacious sitting/dining room providing an excellent central living space, with the adjoining kitchen fitted with a range of wall and base units with work surfaces over and integrated appliances.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate bathroom serves the second bedroom and guests.

Externally, the development benefits from a gated residents' parking area.

Location

Metro Court occupies a highly convenient position in the centre of Amersham on the Hill, directly opposite Amersham Station, which provides both Metropolitan Line and Chiltern Railways services to London Baker Street and Marylebone.

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.

Material Information (Including Costs)

Property Type: Purpose Built Apartment Block

Heating: Electric

Parking: Allocated Gated residents' parking

EPC: C

Local Authority: Buckinghamshire Council: Council Tax Band - D £2,586.38 (2026-2027)

Tenure: Leasehold

Lease Length - 125 years

Lease Expiry - 2151

Service Charge - £2,610

Ground Rent - N/A

{ A well-presented second-floor apartment set within the popular Metro Court development, ideally positioned in the heart of Amersham on the Hill, moments from the station and town centre amenities. The property offers two double bedrooms, two bath/shower rooms and gated residents' parking. **CHAIN FREE**

Metro Court, Amersham, Buckinghamshire, HP6 5AZ

Approx. Gross Internal Area

66 Sq M – 717 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.



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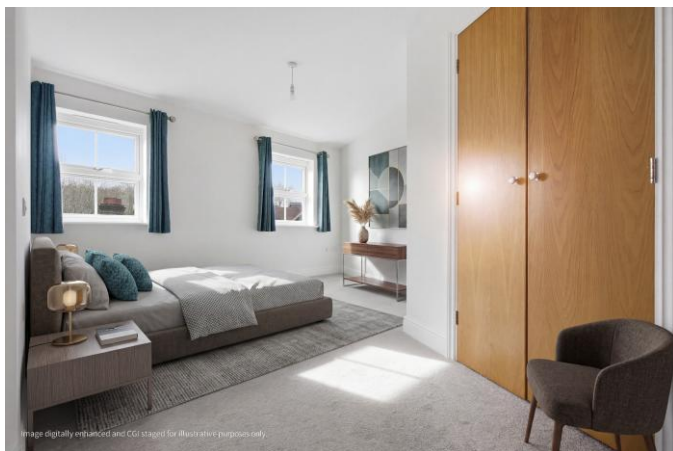


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