

# HUNTERS®

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## Chiltern Mews, 44 Lincoln Park, Amersham, Buckinghamshire, HP7 9HD Guide Price £325,000

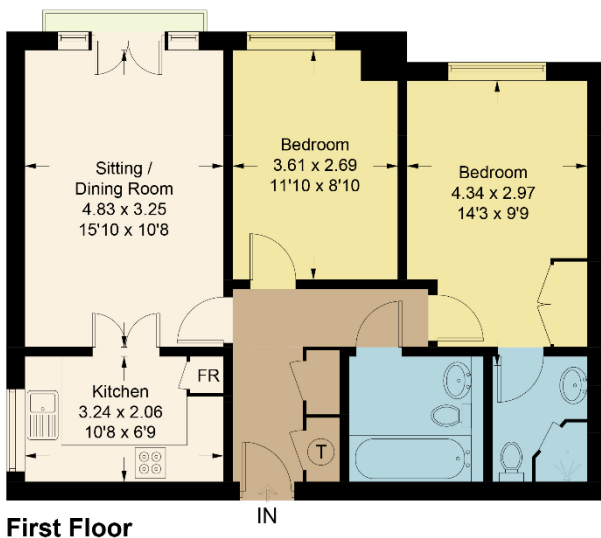


A very well presented two double bedroom, two bathroom first floor apartment positioned within a gated development just over a mile from the station and shops of Amersham within close proximity of highly regarded local schools to include Dr Challoner's Grammar and Amersham School. The recently redecorated executive apartment offers bright and airy accommodation comprising: entrance hall, 15ft sitting dining room with Juliet balcony and double doors to a modern fitted kitchen, 14ft principle bedroom with fitted wardrobe and an ensuite shower room, second double bedroom and a contemporary family bathroom. Externally, the property benefits from well-maintained communal areas and gardens, secure entry phone system, two allocated parking spaces and a communal bike store. CHAIN FREE. EPC Rating: B

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### Parking Bays



(Not Shown In Actual Location / Orientation)

### Flat 6, Chiltern Mews, 44 Lincoln Park

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft

#### MATERIAL INFORMATION

**COUNCIL TAX:** Band D

**TENURE:** Leasehold

**LEASE:** 125 Years from 01 April 2007

**GROUND RENT:** £300.00 Per Annum

**SERVICE CHARGE:** £1,494.54  
Period: 01/06/2026 – 30/11/2026

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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