

Archer Court, Chesham Road, Amersham, HP6 5UL

Guide Price £225,000



A rare opportunity to purchase a larger than average two double bedroom ground floor retirement apartment with direct access to the communal gardens situated within striking distance of the town centre and station within this highly regarded development with the benefit of a visiting House Manager and emergency alarm service. With no onward chain this well presented flat offers bright and airy accommodation in excess of 770 sq. ft comprising: entrance hall, 26ft sitting dining room with double doors to a fitted kitchen and door to the communal garden, two generous double bedrooms, bathroom and two cupboards off the hallway. The development also benefits from a residents lounge, laundry room and a guest suite available to hire for visitors. Externally, there are beautifully maintained gardens and parking for residents and visitors. CHAIN FREE. EPC Rating: D



Flat 4, 43 Archer Court, Chesham Road, HP6 5UL

Approximate Gross Internal Area
72.1 sq m / 776 sq ft



CH 2.34 = Ceiling Height

MATERIAL INFORMATION

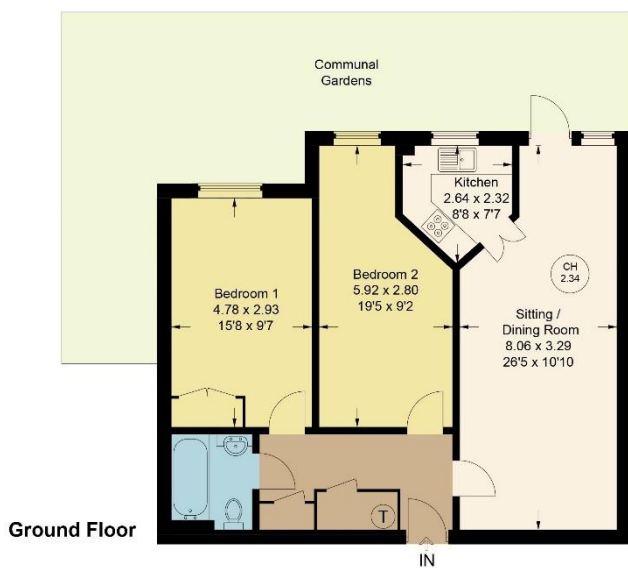
COUNCIL TAX: Band E

TENURE: Leasehold

LEASE: 125 years from 1st April 1998

GROUND RENT: £319.54
For period 01/03/25 to 31/08/25

SERVICE CHARGE: £2,527.77
For period 01/03/25 to 31/08/25



Floor Plan produced for Hunters by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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