

# HUNTERS®

HERE TO GET *you* THERE

## Archer Court, Chesham Road, Amersham, HP6 5UL Guide Price £220,000



A two bedroom first floor retirement apartment 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 690 sq. ft comprising: entrance hall, 19ft sitting dining room with double doors to a modern refitted kitchen with integrated appliances, two generous bedrooms, a striking refitted shower room and a cupboard 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: B

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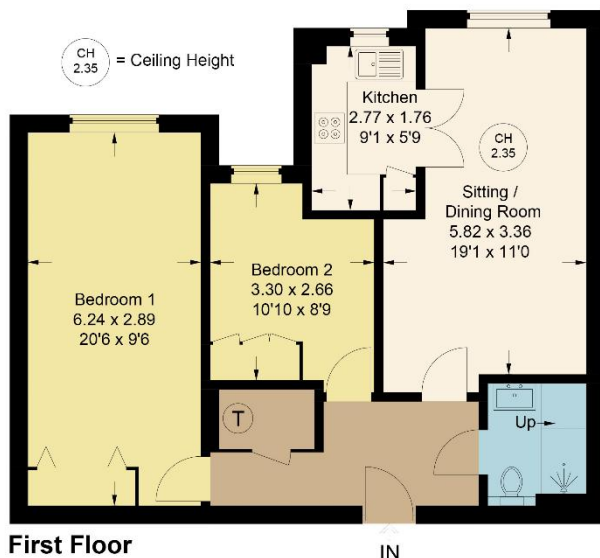
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**Flat 20, Archer Court, Chesham Road, Amersham, HP6 5UL**

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft



**First Floor**

Floor Plan produced for Hunters by Media Arcade ©.  
ration 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.

**MATERIAL INFORMATION**

**COUNCIL TAX:** Band E

**TENURE:** Leasehold

**LEASE:** 125 years from 1<sup>st</sup> April 1998

**GROUND RENT:** £319.54  
For period 01/03/26 to 31/08/26

**SERVICE CHARGE:** £2,707.04  
For period 01/03/26 to 31/08/26

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