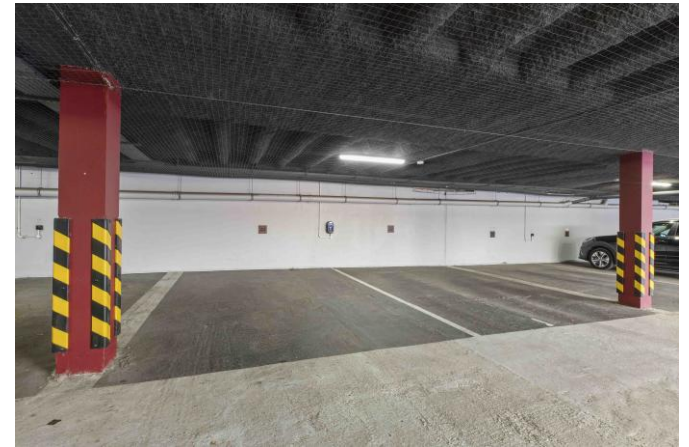
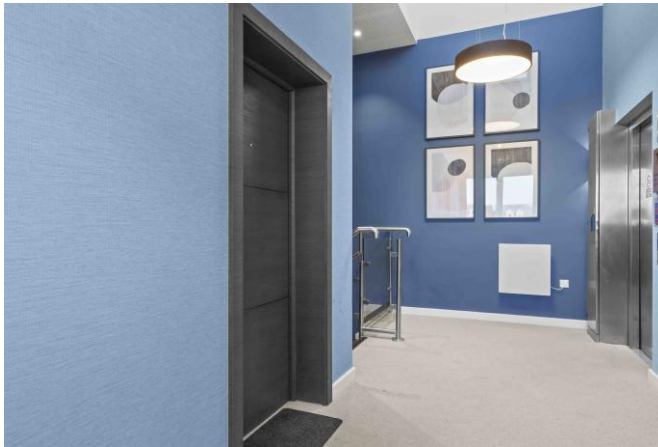






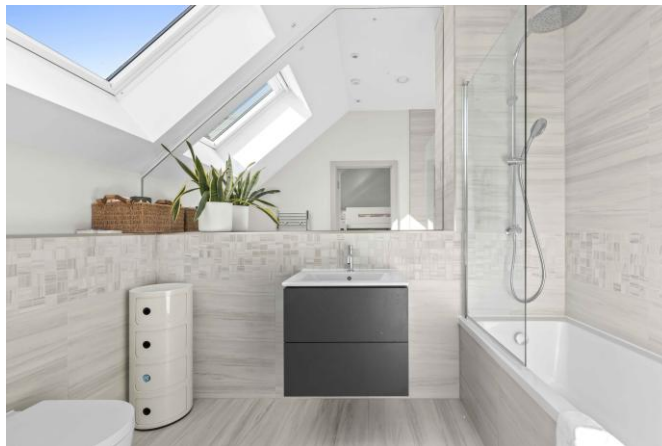
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

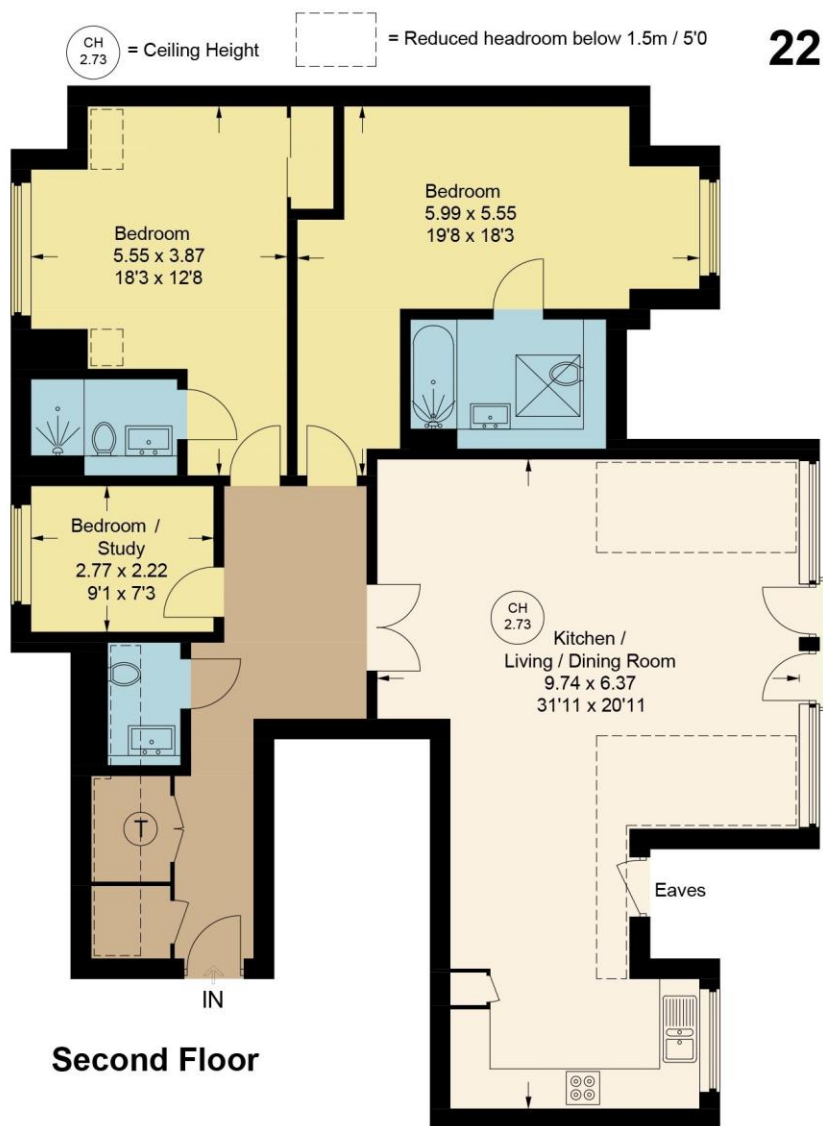
22 Medley Court, 77 Woodside Road, Amersham, Buckinghamshire, HP6 6FY

A rare opportunity to purchase a large executive penthouse apartment with lift access and underground parking, ideally situated in this most exclusive and well maintained modern development within the heart of Amersham, in striking distance of the station, shops, restaurants, and nearby amenities including the Chiltern Lifestyle Centre, and recreational park. With the benefit of no onward chain, the very well presented apartment boasts bright and airy accommodation with underfloor heating throughout, in excess of 1300 sq. ft. comprising: a spacious hallway with feature lighting, and deep storage cupboards, cloakroom, double doors opening to a fabulous L-shaped 31ft open plan kitchen living dining room with vaulted ceiling, Juliet balcony, and full height windows overlooking a south easterly aspect towards the park. The 19ft principal bedroom benefits from the same aspect and a modern bathroom with skylight, whilst the second 18ft guest suite has a sleek, ensuite shower room and built in wardrobes, and the third bedroom/study offers a tranquil space to work from home. Externally, the property benefits from well-maintained communal areas, secure entry phone system, lift access, gated underground parking with two generous allocated parking spaces, electric car charging port, and a separate secure storage locker. CHAIN FREE. EPC Rating: C

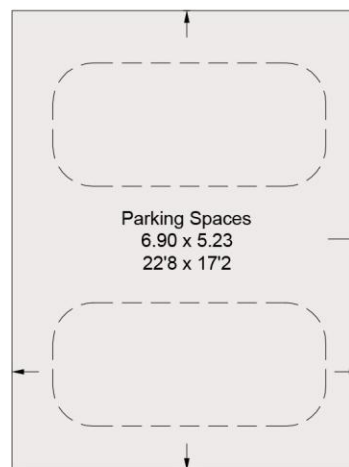


22 Medley Court, 77 Woodside Road, Amersham, HP6 6FY

Approximate Gross Internal Area
123.3 sq m / 1327 sq ft
(Excluding Parking Spaces / Locker)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hunters by Media Arcade Ltd ©.

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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Hunters, 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | 01494 723322 | amersham@hunters.com | www.hunters.com

VAT Reg. No 843 3845 15 | Registered No: 03848905 | Registered Office: 8 Hill Avenue, Amersham, Buckinghamshire, HP6 5BW | A Hunters Franchise owned and operated under licence by JNB Enterprises Ltd

MATERIAL INFORMATION

TENURE:
LEASEHOLD

LEASE:
250 YEARS FROM 01 JANUARY 2019

GROUND RENT: £450.00
Annual Rent From
01/01/2026 - 31/12/2026

SERVICE CHARGE: £2,158.30
Half Yearly Service Charge From
01/07/2026 - 31/12/2026

COUNCIL TAX:
BAND C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

