

HUNTERS®

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Sycamore Place, Hill Avenue, Amersham, Buckinghamshire, HP6 5BG Guide Price £295,000



A well-presented spacious two double bedroom apartment conveniently situated in the heart of Amersham town centre within striking distance of the station and amenities, in close proximity of highly regarded local schools to include Chestnut Lane, Elangeni and Dr Challoner's Grammar. The second floor apartment offers bright and airy accommodation comprising: entrance lobby, 19ft sitting dining room, modern fitted kitchen, inner hall, contemporary bathroom and two generous double bedrooms, both with access to the balcony. Further benefits include a gas central heating system, double glazing, and access to the communal loft storage space. Externally, the property benefits from secure entry phone system and a private balcony providing an ideal space for relaxing and watching the world go by! CHAIN FREE. EPC Rating: C

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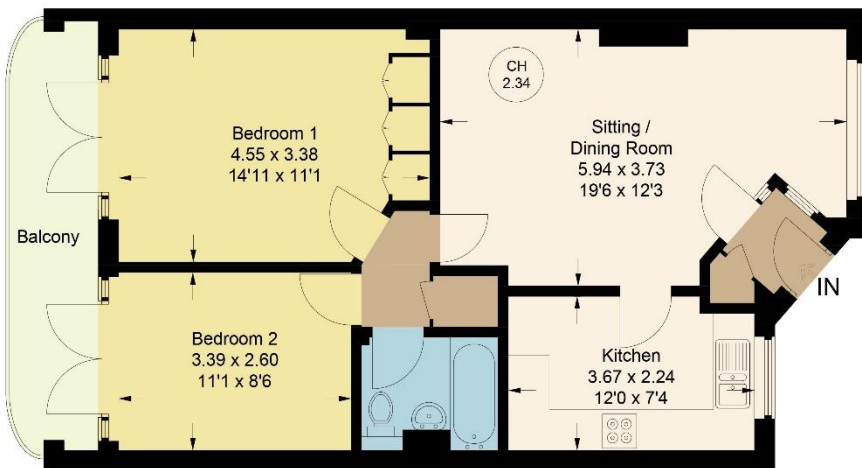




CH
2.34 = Ceiling Height

Flat 8, Sycamore Place, Hill Avenue, Amersham, HP6 5BG

Approximate Gross Internal Area
62.6 sq m / 674 sq ft



Second Floor

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.

MATERIAL INFORMATION

COUNCIL TAX: Band C

TENURE: Leasehold

LEASE: 125 years from 25 March 1999

GROUND RENT: £125.00 per annum

SERVICE CHARGE: £432.00

For Period 01/12/2025 to 28/02/2026

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