

# HUNTERS®

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## Windsor Court, King George V Road, Amersham, Buckinghamshire, HP6 5AN Guide Price £235,000



A stylish and very well presented two bedroom first floor apartment with stairlift situated within a short level walk of the town centre, station, health centre, and leisure centre/library within this highly regarded warden assisted development for the over 55's. With the benefit of no onward chain, the beautifully presented bright and airy accommodation comprises: galleried landing, 15ft double aspect sitting dining room with feature fireplace, refitted kitchen, principal bedroom with built-in wardrobe, second bedroom, and a refitted modern shower room. Externally, there are well maintained communal gardens and residents parking. CHAIN FREE. EPC Rating: D

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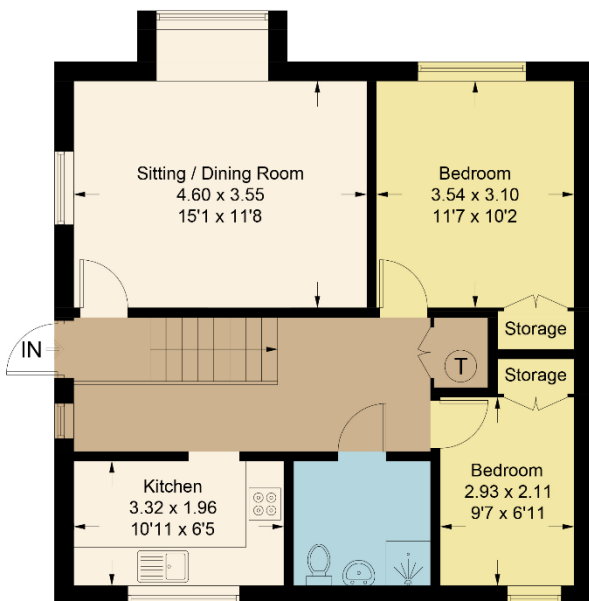




## 6 Windsor Court, King George V Road, Amersham, HP6 5AN

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft

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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**First Floor**

### **MATERIAL INFORMATION**

**COUNCIL TAX:** Band D

**TENURE:** Leasehold

**LEASE:** 99 years from 29 September 1985.  
N.B. - A new 99 year lease will be granted upon completion.

**SERVICE CHARGE:** £3,182.28  
For Period 01 April 2025 to 31 March 2026

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