

Lexham Court, Rickmansworth Road, Amersham, HP6 5JH Guide Price £385,000



A beautifully presented ground floor garden maisonette benefitting from off street parking and its own southwest facing rear garden with 13ft home office conveniently situated within half a mile of the town centre and station in close proximity of highly regarded local schooling to include Chestnut Lane, Elangeni and Dr Challoner's Grammar Schools. Suitable for a first-time buyer, discerning downsizer, or as a pied-à-terre, this charming property benefits from no onward chain and has recently been renovated offering bright and airy accommodation comprising: entrance hall, 15ft sitting dining room with patio doors to the garden, fitted kitchen, two double bedrooms and a shower room. Externally, there is an allocated parking space to the front and side access to the enclosed landscaped rear garden which is mainly laid to artificial lawn with flowers to borders. There is also a 13ft home office and a generous patio area, ideal for alfresco dining and outdoor entertaining. CHAIN FREE. EPC Rating: C

8 Hill Avenue, Amersham, HP6 5BW
T: 01494 723322 F: 01494 723332
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE
T: 01494 775544 F: 01494 774525
E: chesham@hunters.com



3 Lexham Court, Rickmansworth Road

Approximate Gross Internal Area
Ground Floor = 59.8 sq m / 644 sq ft
Home Office / Store = 10.4 sq m / 112 sq ft
Total = 70.2 sq m / 756 sq ft



Ground 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

TENURE: LEASEHOLD
LEASE TERM: 125 years from 18 December 2001
GROUNT RENT: £150 per annum
BUILDINGS INSURANCE: £335.82 per annum
COUNCIL TAX: BAND C

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