

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



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

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.