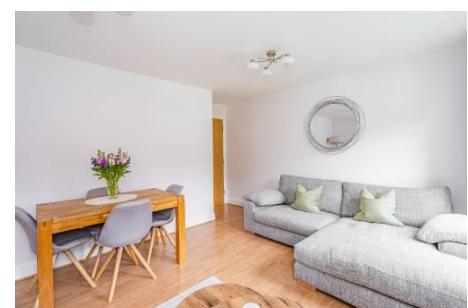


## Flat 5, Metro Court, Station Approach, Amersham, HP6 5AZ Guide Price £375,000



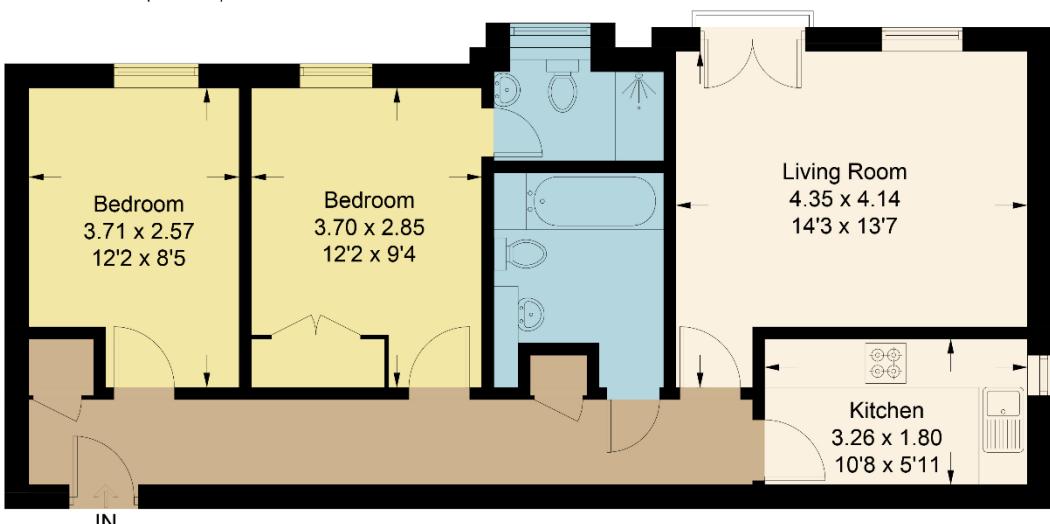
A stylish and modern two bedroom town centre apartment ideally positioned within a stone's throw of the Station and shops in Amersham with the added benefit of allocated parking behind electric gates and no onward chain. The beautifully presented property benefits from underfloor heating throughout and is an ideal purchase for a first time buyer, buy-to-let Investor, or discerning downsizer as it is the perfect lock-up and leave pied-a-terre. The communal reception hall with entry phone system provides stairs leading to the first floor apartment with bright and airy accommodation comprising: entrance hall, 14ft living room with Juliet balcony, fitted kitchen with integrated appliances, family bathroom and two double bedrooms with the principle bedroom benefitting from a built in wardrobe and a stylish refitted en-suite shower room. Externally, the property benefits from well-maintained communal grounds and a secure gated car park with one allocated parking space. CHAIN FREE. EPC Rating: C



## 5 Metro Court

Approximate Gross Internal Area  
63.5 sq m / 684 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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## MATERIAL INFORMATION

**COUNCIL TAX:** Band D

**TENURE:** Leasehold

**LEASE:** 189 years from January 2006

**GROUND RENT:**  
Peppercorn

**SERVICE CHARGE:**  
£1,117.45  
01/01/2024 – 30/06/2024

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