



Flat 1, Risborough House, Amersham, Buckinghamshire

For the finer things in property.



BNP PARIBAS GROUP

Flat 1, Risborough House, 38-40 Sycamore Road, Amersham, Buckinghamshire HP6 5DR

Two bedroom first floor apartment, situated at the heart of Amersham on the Hill. NO ONWARD CHAIN.

0.3 miles to Amersham Station, 2.6 miles to Chesham, Heathrow Airport (Terminal 5) 18.5 miles

First floor apartment | 2 Bedrooms w/en suite shower | Bathroom | Open plan living/dining room | Fitted kitchen | Private parking for 1 car
EPC Rating: B

The property

Offered to the market with no onward chain and a potential rental investment opportunity, a desirable two bedroom first floor apartment in a prominent location at Amersham on the Hill; less than a quarter of a mile from Amersham train station.

This light and airy two bedroom apartment is situated within the bustling Sycamore Road at Amersham on the Hill, with its variety of coffee shops, restaurants and food stores. The property features an open-plan reception room with oak flooring, incorporating a contemporary style kitchen with 'AEG' integrated appliances and ample storage. The principal bedroom affords a well-appointed en suite shower room. The second bedroom is serviced by a bathroom suite including a shower unit over the bath. Internal storage is provided by way of a good size airing and adjoining cloaks cupboard within the private hallway.

Outside

Private parking is provided to the rear of the building, where there is an allocated space for one car.

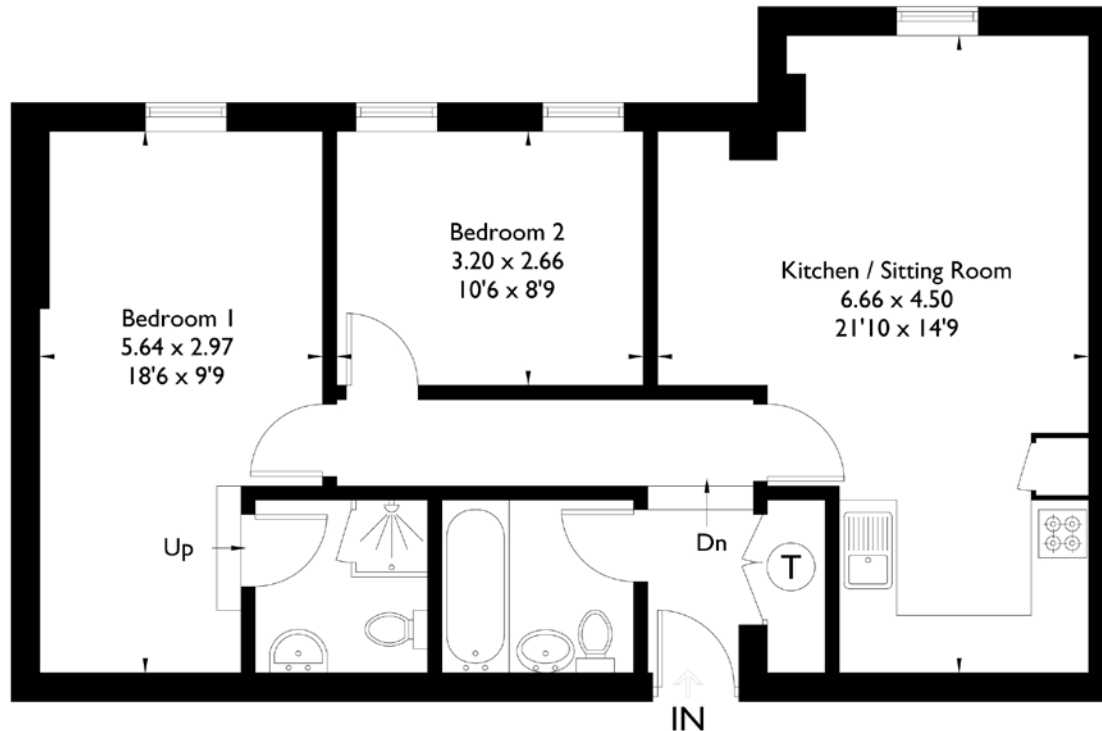
Location

Occupying a most sought-after location at the heart of Amersham-on-the-hill. Within several hundred yards is the Metropolitan and Chiltern line station that provides frequent services to Aldgate and Marylebone respectively (journey times available via tfl.gov.uk and chilternrailways.co.uk). There are a variety of local and chain stores within close proximity including a M&S Simply Food, a Little Waitrose, an ironmongers, Men's and Women's boutique clothes stores and several Coffee Houses. Leisure amenities include a community indoor swimming pool and gym, Hervines Park and King George's Field. Buckinghamshire is renowned for its excellent schooling for both state and private education and a number of which lie within close proximity. These include Dr Challoner's Grammar (Boys), Chestnut Lane & Elangeni schools (infant & junior) and the Beacon and Heatherton House (Private). Further information is available via chiltern.gov.uk





Approximate Gross Internal Area
64.8 sq m / 698 sq ft



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 168366

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Directions

What3words///Cotton.costs.groom

General

Local Authority: South Bucks District Council

Services: Electric, water and drainage

Council Tax: Band C

Tenure: Leasehold - Expires 2141

Service Charge: £2,950 per annum

Ground Rent: £250 pa

Buildings Insurance: (Not included in service charge) £460.92 pa

Guide Price: Offers in excess of £350,000

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

