



JNP

8A, Chiltern Parade, Chesham Road, Amersham, Buckinghamshire, HP6 5HP

Asking price £325,000 *Freehold*

1 Bedroom Town Centre Apartment with no service charge.

- One-bedroom 2nd floor apartment with own entrance
- Garage & allocated parking
- Ideal investment or First-time purchase spacious open-plan living area
- Walking distance to town & Station
- Leasehold 121 years remaining
- EPC: C



The accommodation in brief comprises; Access via its own front door, leading to an inner lobby area, with stairs rising to a landing area with access to the modern open-plan kitchen/living/dining area. Large double bedroom, including small dressing area. Contemporary Bathroom suite & gas central heating throughout. Own Garage, plus allocated Parking & raised patio area with shed storage.

The property is situated in the heart of Amersham and is within a short walk of Amersham Station servicing both Metropolitan and Chiltern Line into London. Amersham also provides a great variety of shops, cafes, bars and restaurants.

Leasehold Notes

There are 119 Years remaining on the lease. The annual charge ground rent is £150.00 and the service charge is £0.00 per annum. The property offers a potential rental income of £300.00 PCM. Council Tax band B. EPC band C.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





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