



A ground floor apartment in town centre location

Flat 1, Hanover Court, 37 Chesham Road, Amersham, Buckinghamshire, HP6 5NE

Leasehold



- Entrance Hall • Dining/sitting room • Fitted kitchen
- 2 bedrooms • En Suite shower room • Bathroom
- Communal grounds • Allocated parking space
- EPC rating = C

Description

A modern well presented two bedroom ground floor apartment, one of the Latimer Court and Hanover Court development of just 14 apartments built to a high specification around 2006.

No.1 being ground floor can be accessed from the carpeted communal hall with an entry phone or a set of french doors onto the spacious sitting/dining room. This is open plan to the fitted kitchen incorporating built in appliances. There are two double bedrooms and a well appointed bathroom plus an en suite shower room to the main bedroom.

Outside there are allocated parking spaces behind electronically operated entrance gates for security.

Situation

The location is conveniently within a hundred yards or so of Amersham on the Hill centre with its comprehensive selection of shopping facilities, coffee houses and restaurants, together with Waitrose and Marks & Spencer food halls.

The Metropolitan/Chiltern Line station, at the end of Hill Avenue, provides a regular London commuter service into Baker Street/Marylebone respectively.

Tenure

Leasehold

Local Authority

Chiltern District Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Amersham Office





Flat 1, Hanover Court, 37 Chesham Road, Amersham, Buckinghamshire, HP6 5NE
Gross Internal Area 839 sq ft, 77.9 m²

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1 Hanover Court, Chesham Road, Amersham, Buckinghamshire, HP6 5NE

Gross internal area (approx) :-
78 sq m / 839 sq ft

For identification only. Not to scale.
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Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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