



MEDLEY
COURT

AMERSHAM



MEDLEY COURT

AMERSHAM

Welcome to Medley Court: a collection of 24 one and two bedroom apartments offering an unparalleled combination of design, convenience and location.

Located in the heart of Amersham on the Hill, Medley Court benefits from its proximity to a vibrant, yet intimate town centre, surrounded by an Area of Outstanding Natural Beauty. With plenty of restaurants, bars and shops around the corner and a station serving both the Chiltern Railway and Metropolitan lines down the road, Medley Court provides the comfort of a lifestyle on your doorstep with easy access to central London.



CHILTERN AVENUE



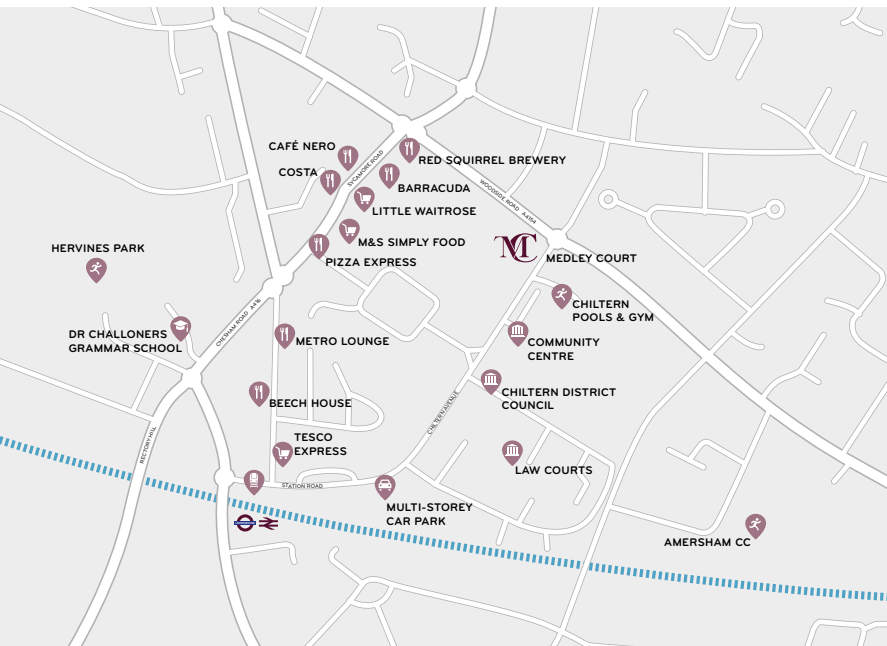
Medley Court is prominently located on the corner of Woodside Road and Chiltern Avenue. Sycamore Road, just down the street, provides a wide variety of shopping facilities and amenities including a Little Waitrose and an M&S Simply Food. There are also a number of coffee houses, bars and restaurants in close proximity, such as The Beech House and Metro Lounge in Hill Avenue.

Picturesque Old Amersham is only a mile away. Its vibrant high street comprises period cottages, boutique shops, coaching inns and restaurants, while its historic Market Hall and Memorial Gardens regularly host events such as art festivals and music performances.

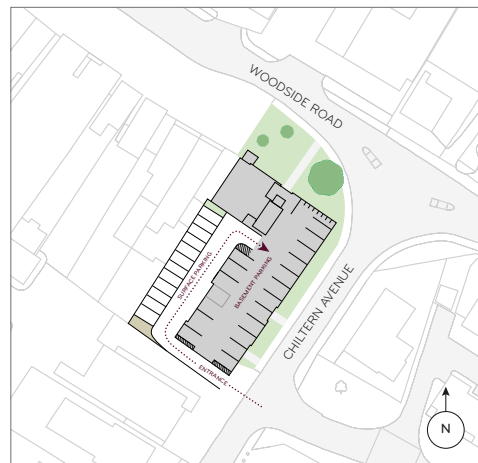
The Chiltern Pools & Gym is opposite Medley Court on Chiltern Avenue and provides a broad range of fitness facilities including three swimming pools, climbing wall, 75 fitness stations, group exercise studios and an outdoor multi use games pitch.

Hervines Park facilitates other sporting and recreational pursuits, with the surrounding Chiltern countryside, offering many miles of footpaths and bridleways for walking, cycling and riding. There are also a number of golf courses in the area including Harewood Downs, Beaconsfield and Moor Park.

The area is renowned for its excellent educational facilities including Dr Challoners Grammar School for boys, also in Amersham on the Hill, and Dr Challoners High School for girls in nearby Little Chalfont.



CHILTERN POOLS & GYM	TURE & MAINLINE STATION	WAITROSE	THE BEECH HOUSE BAR & RESTAURANT
2 MINS	6 MINS	6 MINS	6 MINS



FLOOR PLANS

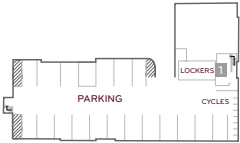
GROUND FLOOR

These plans indicate the general layout for guidance purposes only and are not to scale. Kitchen, bathroom and fitted furniture layouts are indicative. Dimensions are approximate, subject to minor variations and should not be used for carpet pricing, appliance space or items of furniture.

1 Lift 1 - Basement to 2nd Floor
 2 Lift 2 - Ground to 2nd Floor
 W Wardrobe
 C Cupboard
 HW Hot Water Tank
 Measurement Points



BASEMENT PARKING



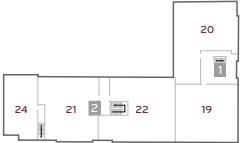
GROUND FLOOR



FIRST FLOOR

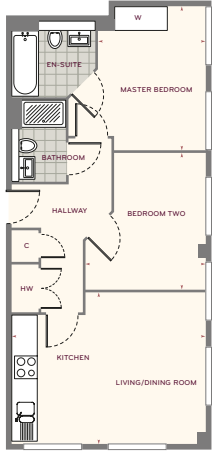


SECOND FLOOR



APARTMENT 1

Kitchen/Living/Dining	16' 7" x 13' 1"	5.05 x 4.00 m
Master Bedroom	9' 3" x 12' 5"	2.83 x 3.80 m
Bedroom Two	10' 4" x 11' 10"	3.16 x 3.61 m



APARTMENT
1

FLOOR PLANS

GROUND FLOOR

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Lift 1 - Basement to 2nd Floor
 Lift 2 - Ground to 2nd Floor
 W - Wardrobe
 C - Cupboard
 HW - Hot Water Tank
 Measurement Points



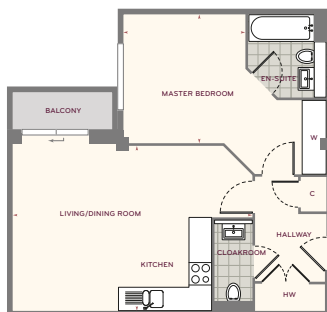
APARTMENT 2

Kitchen/Living/Dining13' 9" x 24' 6"
 Master Bedroom10' 2" x 10' 3"
 Bedroom Two9' 10" x 10' 0"



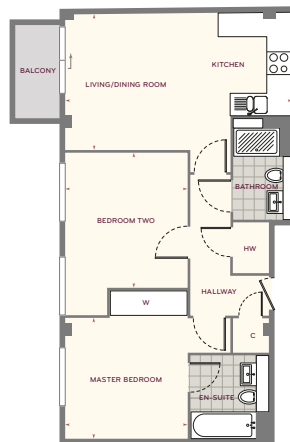
APARTMENT 3

Kitchen/Living/Dining20' 9" x 14' 5"
 Master Bedroom10' 7" x 11' 2"



APARTMENT 4

Kitchen/Living/Dining19' 6" x 11' 9"
 Master Bedroom10' 7" x 10' 5"
 Bedroom Two10' 6" x 11' 8"



APARTMENT 5

Kitchen/Living/Dining19' 7" x 11' 10"
 Master Bedroom10' 11" x 11' 3"
 Bedroom Two10' 9" x 9' 3"



FLOOR PLANS

GROUND FLOOR

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 Lift 1 - Basement to 2nd Floor
 Lift 2 - Ground to 2nd Floor
 Wardrobe
 Cupboard
 Hot Water Tank
 Measurement Points



APARTMENT 6

Kitchen.....	10' 11" x 6' 1"	3.35 x 1.85 m
Living/Dining.....	15' 11" x 11' 3"	4.86 x 3.43 m
Master Bedroom.....	11' 3" x 11' 4"	3.44 x 3.45 m
Bedroom Two.....	11' 4" x 10' 8"	3.46 x 3.26 m

APARTMENT 7

Kitchen/Living/Dining.....	10' 2" x 19' 3"	3.10 x 5.88 m
Master Bedroom.....	14' 0" x 11' 2"	4.28 x 3.42 m
Bedroom Two.....	8' 9" x 9' 4"	2.68 x 2.86 m

APARTMENT 8

Kitchen/Living/Dining.....	10' 2" x 20' 9"	3.10 x 6.34 m
Master Bedroom.....	11' 8" x 12' 5"	3.55 x 3.78 m
Bedroom Two.....	8' 10" x 10' 9"	2.70 x 3.29 m

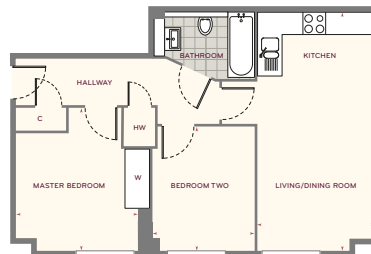
APARTMENT 9

Kitchen/Living/Dining.....	10' 6" x 22' 10"	3.20 x 6.98 m
Master Bedroom.....	10' 7" x 11' 18"	3.24 x 3.56 m
Bedroom Two.....	8' 8" x 10' 6"	2.65 x 3.22 m

APARTMENT
6



APARTMENT
8



APARTMENT
7



APARTMENT
9



FLOOR PLANS

FIRST FLOOR

These plans indicate the general layout for guidance purposes only and are not to scale. Kitchen, bathroom and fitted furniture layouts are indicative. Dimensions are approximate, subject to minor variations and should not be used for carpet pricing, appliance space or items of furniture.

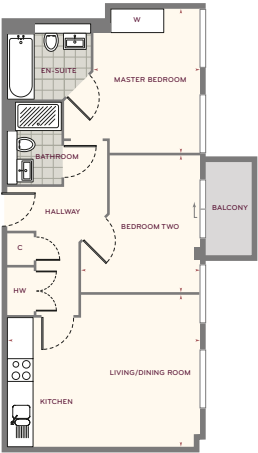
Lift 1 - Basement to 2nd Floor
 Lift 2 - Ground to 2nd Floor
 W - Wardrobe
 C - Cupboard
 HW - Hot Water Tank
 Measurement Points



APARTMENT 10

Kitchen/Living/Dining	16' 7" x 13' 1"	5.05 x 4.00 m
Master Bedroom	9' 3" x 12' 5"	2.83 x 3.80 m
Bedroom Two	10' 4" x 11' 10"	3.16 x 3.61 m

APARTMENT 10



APARTMENT 11

Kitchen/Living/Dining	13' 9" x 24' 6"	4.20 x 7.47 m
Master Bedroom	10' 2" x 10' 3"	3.11 x 3.14 m
Bedroom Two	9' 9" x 10' 1"	2.99 x 3.08 m

APARTMENT 11



APARTMENT 12

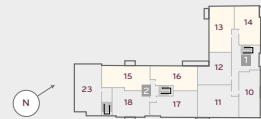


FLOOR PLANS

FIRST FLOOR

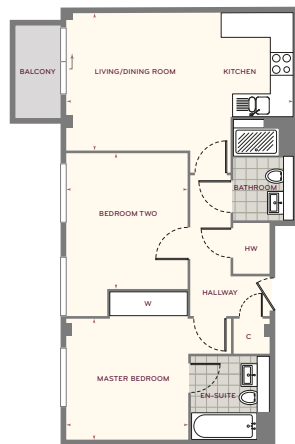
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Lift 1 - Basement to 2nd Floor
 Lift 2 - Ground to 2nd Floor
 W - Wardrobe
 C - Cupboard
 HW - Hot Water Tank
 Measurement Points



APARTMENT 13

Kitchen/Living/Dining.....19' 6" x 11' 9"	5.95 x 3.60 m
Master Bedroom.....10' 7" x 10' 5"	3.23 x 3.19 m
Bedroom Two.....10' 6" x 11' 8"	3.22 x 3.57 m



APARTMENT
13

APARTMENT 14

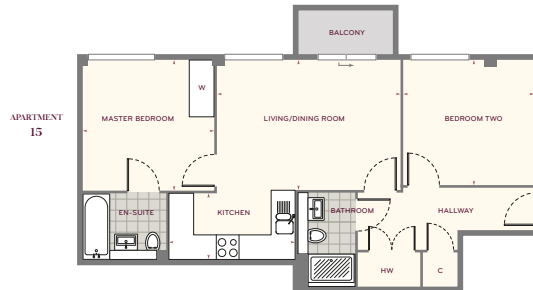
Kitchen/Living/Dining.....19' 7" x 11' 10"	5.98 x 3.63 m
Master Bedroom.....10' 10" x 11' 4"	3.33 x 3.45 m
Bedroom Two.....10' 9" x 9' 2"	3.30 x 2.81 m



APARTMENT
14

APARTMENT 15

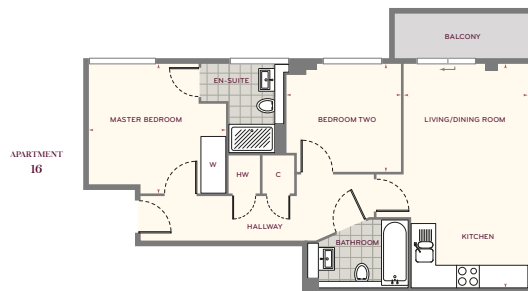
Kitchen.....10' 11" x 6' 1"	3.35 x 1.85 m
Living/Dining.....15' 11" x 11' 3"	4.86 x 3.43 m
Master Bedroom.....11' 3" x 11' 4"	3.44 x 3.45 m
Bedroom Two.....11' 4" x 10' 8"	3.46 x 3.26 m



APARTMENT
15

APARTMENT 16

Kitchen/Living/Dining.....10' 9" x 19' 4"	3.30 x 5.90 m
Master Bedroom.....11' 10" x 11' 3"	3.61 x 3.44 m
Bedroom Two.....9' 10" x 9' 4"	3.01 x 2.86 m



APARTMENT
16

FLOOR PLANS

FIRST & SECOND FLOOR

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Lift 1 - Basement to 2nd Floor
 Lift 2 - Ground to 2nd Floor
 W - Wardrobe
 C - Cupboard
 HW - Hot Water Tank
 Measurement Points
 Reduced Ceiling Height (1.5m)



APARTMENT 17

Kitchen/Living/Dining	10' 9" x 20' 9"	3.30 x 6.34 m
Master Bedroom	12' 2" x 10' 11"	3.73 x 3.34 m
Bedroom Two	9' 10" x 10' 9"	3.01 x 3.29 m

APARTMENT 18

Kitchen/Living/Dining	10' 5" x 22' 10"	3.20 x 6.98 m
Master Bedroom	10' 7" x 11' 8"	3.24 x 3.56 m
Bedroom Two	8' 8" x 10' 6"	2.65 x 3.22 m

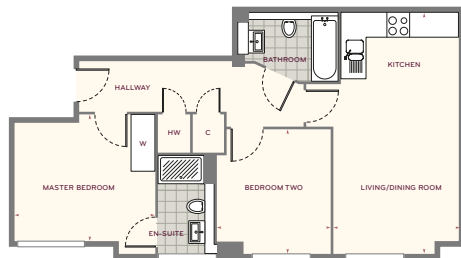
APARTMENT 23

Kitchen/Living/Dining	19' 11" x 15' 3"	6.09 x 4.65 m
Master Bedroom	11' 0" x 11' 11"	3.36 x 3.63 m
Bedroom Two	9' 7" x 13' 1"	2.92 x 4.01 m

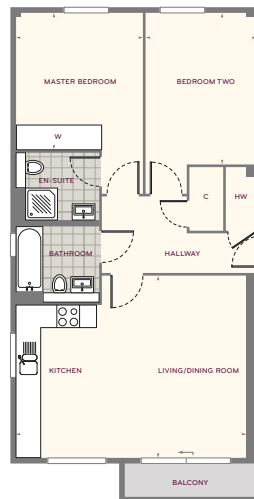
APARTMENT 24

Kitchen/Living/Dining	20' 9" x 15' 3"	6.34 x 4.65 m
Master Bedroom	10' 10" x 11' 11"	3.32 x 3.63 m
Bedroom Two	9' 8" x 15' 8"	2.95 x 4.78 m

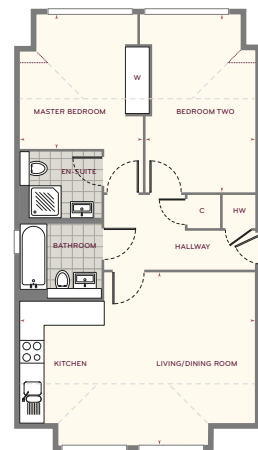
APARTMENT 17



APARTMENT 18



APARTMENT 23



APARTMENT 24



INTERIOR

- Aluminium framed double-glazed windows with tilt and turn operation and sliding door to balcony (where applicable)
- Painted internal doors with chrome door furniture
- Individual apartment front doors with multi-point locking system and eye viewer
- Module wood effect luxury vinyl flooring to living/ dining/kitchen space and hallway
- Carpet to bedrooms
- Fitted wardrobe to master bedroom
- Stainless steel sockets above kitchen worktops, white plastic to other areas including USB sockets either side of bed position
- LED downlights to kitchen, bathroom, en-suite, bedrooms and hall with pendant lighting in living area
- Underfloor heating system
- TV and Sky¹ point to living room with TV point to each bedroom
- Telephone point to living room, and each bedroom
- Mains operated smoke / heat detectors with battery back-up
- Space and plumbing for washer-dryer

GENERAL

- Lifts²
- Recessed steel letterboxes to entrance lobby
- Allocated basement storage cage
- Allocated parking bay to each apartment
- 24 car charging points³
- Bicycle parking
- 10 year Premier Guarantee new home warranty⁴

KITCHEN

- Contemporary handleless design
- Quartz worktop, upstand and splashback to hob
- Soft closing drawers and doors
- Bosch integrated appliances to include:
 - Induction hob
 - Single multi-function electric oven
 - Microwave
 - Telescopic extractor hood
 - Fridge freezer (A++ rated)
 - Dishwasher (A+ rated)
- Under-mounted 1.5 bowl sink with chrome mixer tap
- LED under-cabinet downlights

SECURITY

- Glazed communal entrance door
- Video door entry system
- Remotely operated electric gates to car park
- Lighting to car park, and entrances

Specification is intended as a guide and is subject to change. Named branded items may be substituted for an equivalent brand

¹ Sky subject to purchaser taking out a subscription agreement with the relevant provider

² Lifts serve selected plots only, refer to floor plans

³ Car charging subject to available charging point, capacity, subscription and usage charges

⁴ Please ask a sales adviser for further details of the new home warranty



BATHROOM & EN-SUITE

White sanitaryware to include:

- Duravit WC with concealed cistern, Grohe push plate and a PIR activated low level light to immediate floor area
- Wash basin with Vado chrome single lever basin mixer, and vanity unit below
- Bath with thermostatically controlled shower over with overhead shower, separate hand shower, and hinged glass screen¹
- Shower with low-profile tray, thermostatically controlled mixer, overhead shower, separate hand shower, and sliding glass screen
- Minoli floor and wall tiles: half-height to sanitaryware walls, and full height to shower cubicle and shower over-bath
- Thermostatic chrome towel rail
- Shaver point
- Wall mirror with mini-downlight over

CLOAKROOM WC

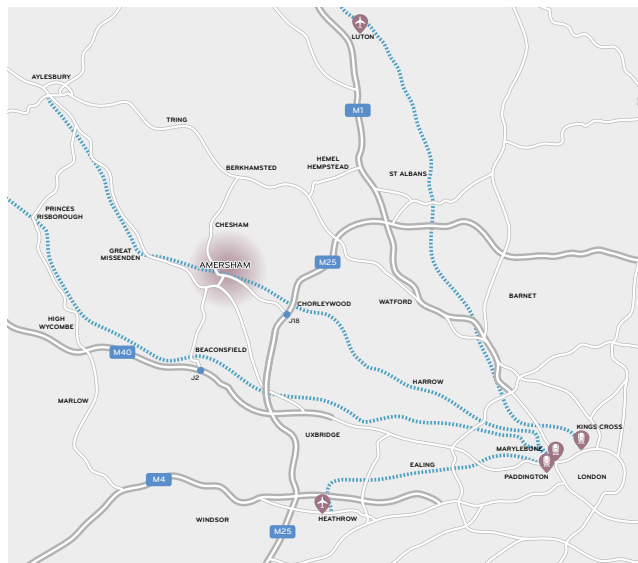
White sanitaryware to include:

- Duravit WC with concealed cistern, Grohe push plate and a PIR activated low level light to immediate floor area
- Wash basin with Vado chrome single lever basin mixer, and vanity unit below
- Minoli floor and wall tiles: half-height to sanitaryware walls
- Thermostatic chrome towel rail
- Wall mirror

Specification is intended as a guide and is subject to change. Named branded items may be substituted for an equivalent brand

¹ Shower over bath is provided when bathroom doesn't contain a separate shower cubicle, refer to floor plans





	M25 (J18)	M40 (J2)	Berkhamsted	Aylesbury	Heathrow Airport
	5.3 Miles	6.7 Miles	7.3 Miles	15.7 Miles	18.8 Miles
	Harrow on the Hill	Baker Street	Kings Cross	Liverpool Street	
	29 Mins	31 Mins	57 Mins	65 Mins	
	Aylesbury	Harrow on the Hill	Marylebone		
	21 Mins	25 Mins	41 Mins		



CONNECTIONS

Medley Court is ideally situated for the commuter, and for access to central London. Transport links are excellent with the Metropolitan / Chiltern Line station offering a regular London service to Baker Street / Marylebone respectively only a short walk away. The M25 with its connections to the general motorway network and airports, is accessible at Junction 18 Chorleywood.





For further information please contact



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A development by



www.comland.co.uk



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