



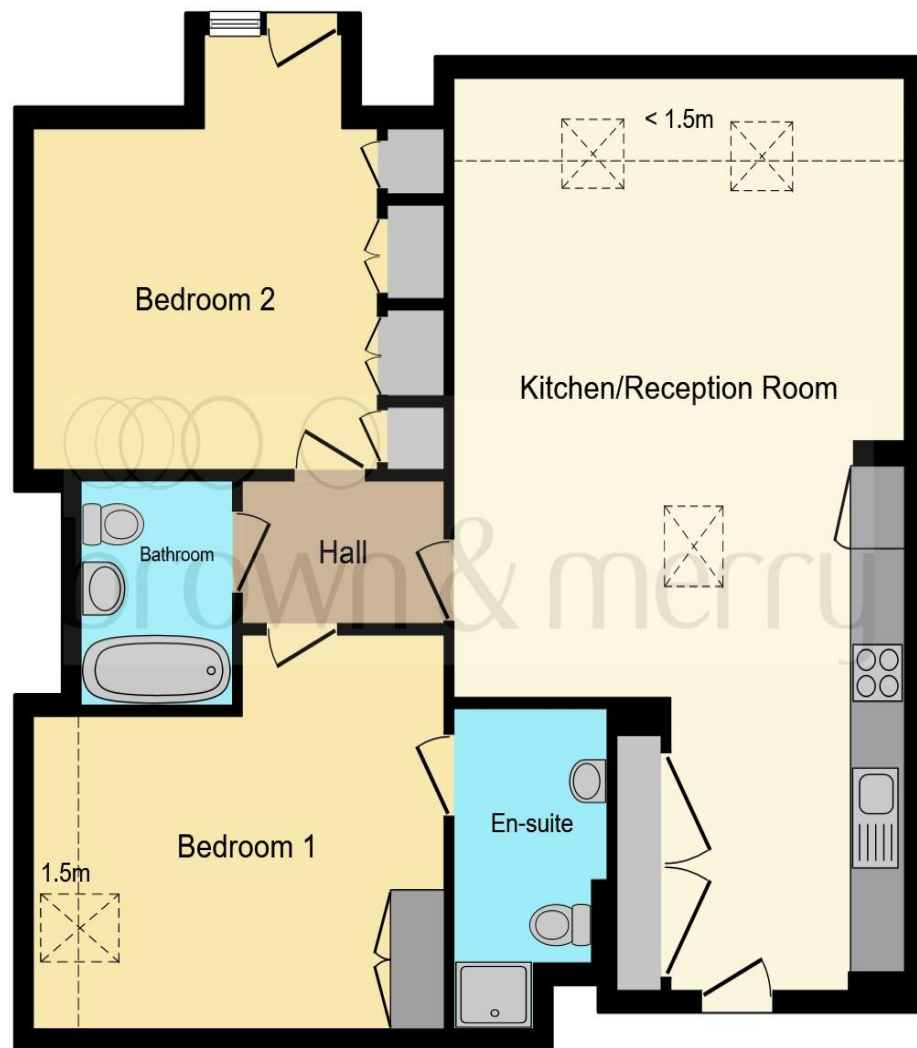
Regent Place, Sycamore Road, Amersham HP6 5FF



welcome to
Regent Place Sycamore Road, Amersham

A top floor apartment offering contemporary accommodation in a town centre location. With 2 double bedrooms, with access to separate bathrooms and the train station with links to Marylebone and Baker Street only 0.3 miles away the property is ideal for commuters. Don't delay - one not to be missed!!





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Hallway

Kitchen/Reception Room

Irregular Shaped Room 28' 10" max x 16' 5" max (8.79m max x 5.00m)

Bedroom 1

15' max x 11' 5" max (4.57m max x 3.48m max)

En-Suite

10' 1" x 5' 10" (3.07m x 1.78m)

Bedroom 2

13' 9" max x 12' 7" max (4.19m max x 3.84m max)

Bathroom

7' 1" x 5' 10" (2.16m x 1.78m)

welcome to

Regent Place Sycamore Road, Amersham

- CONTEMPORARY TOP FLOOR APARTMENT
- VIDEO ENTRY & LIFT TO ALL FLOORS
- SECURE UNDERGROUND PARKING
- SPACIOUS OPEN PLAN LIVING AREA
- TWO DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the postcode not the actual property

[view this property online brownandmerry.co.uk/Property/CSM103211](https://www.brownandmerry.co.uk/Property/CSM103211)



Property Ref:
CSM103211 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01494 775650



chesham@brownandmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)