

# HUNTERS®

HERE TO GET *you* THERE

## Perronet House, Chesham Road, Amersham, Buckinghamshire, HP6 5EU Guide Price £299,950



A modern and well-presented two bedroom duplex apartment with a private terrace situated within striking distance of Amersham town centre and station. Having been extensively refurbished, the apartment offers bright and airy accommodation comprising open plan living room, kitchen with peninsula breakfast bar, integrated appliances and under floor heating. The first floor offers two bedrooms and a stylish bathroom. Externally, there is a private terrace ideal for the outdoor entertaining and alfresco dining. CHAIN FREE. EPC Rating: F

8 Hill Avenue, Amersham, HP6 5BW  
T: 01494 723322 F: 01494 723332  
E: amersham@hunters.com

83 High Street, Chesham, HP5 1DE  
T: 01494 775544 F: 01494 774525  
E: chesham@hunters.com

A Hunters Franchise independently owned and operated under licence by JNB Enterprises Ltd.  
Registered office: 83 High Street, Chesham, Buckinghamshire, HP5 1DE. Registered in England no: 03848905







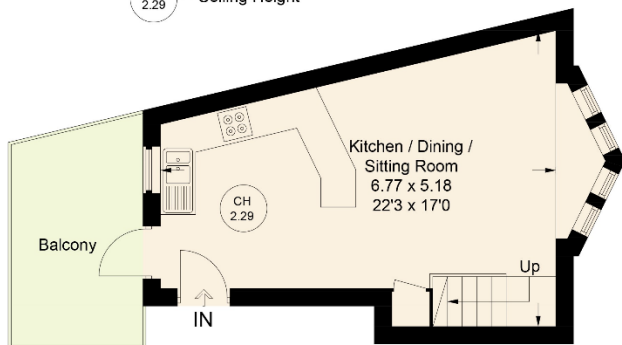
**Flat 1, Perronet House, Chesham Road, HP6 5EU**

Approximate Gross Internal Area  
 First Floor = 26.4 sq m / 284 sq ft  
 Second Floor = 28.4 sq m / 306 sq ft  
 Total = 54.8 sq m / 590 sq ft

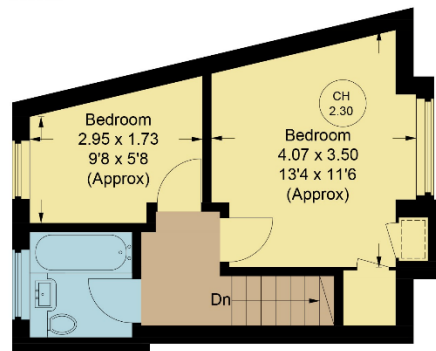


CH 2.29 = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



**First Floor**



**Second Floor**

**MATERIAL INFORMATION**

**COUNCIL TAX:** Band C

**TENURE:** Leasehold

**LEASE:** 189 years from 25 April 1960

**GROUND RENT:** £100 per annum

Floor Plan produced for Hunters by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.