

Raans Road
Amersham
Buckinghamshire
HP6 6JP

To Let
£3,250 PCM



Unique 4 bedroom barn conversion set in a rural location in Amersham. The ground floor offers a spacious reception/dining room with feature fire place, stairs leading to mezzanine study. Fitted kitchen with appliances. Two double bedrooms both with en-suite bathrooms and a downstairs w/c. Further stair access from the hallway leads to two good sized bedrooms and a family shower room. Allocated parking for up to 4 CARS. EPC rating E. Part furnished. Available 25 October.



for property advice you can trust... talk to james

01923 710 500 | jamesestateagents.com

Amersham is a quaint town in the heart of the Chilterns Area with a thriving community, transport links, education opportunities, places to eat, drink, and dine. Refined and elegant from one end of its historic high street to the other, the area nevertheless has a buzzy 'town' feel.

Lounge/diner 27'1" x 17'0"

Mezzanine area 16'6" x 13'0"

Kitchen 12'7" x 9'11"

Fitted with appliances

Bedroom 1 - Groundfloor 17'5" x 13'0"

With en-suite bathroom

Bedroom 2 13'7" x 9'10"

Bedroom 3 Groundfloor 12'7" x 8'4"

With en-suite shower room

Bedroom 4 16'10" x 8'3"

Shower room - Upstairs

Council Tax Band

Bucks Council - Band G - £4095 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £97,500k pa.

Holding deposit required - equal to one weeks rental - £750.00

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3750.00

One months rental payable in advance at Tenancy start date - £3250.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	