



18 The Broadway, Amersham, Buckinghamshire, HP7 0HP

An enchanting Grade II listed two bedroom flat ideally located for access to the cafes, restaurants and boutiques of Old Amersham.

Private roof terrace | Entrance hall | Sitting room | Kitchen | Master bedroom with fitted wardrobes | Second bedroom | Family bathroom with shower.

A beautifully presented and well maintained Grade II listed first-floor flat in the heart of Amersham Old Town. The building is believed to date from the mid 16th century and presents with a wealth of character and old-fashioned charm.

The property is accessed at the rear of the building, via a spiral staircase, leading to an enclosed, private, south-westerly facing terrace with views across the roof tops. There is a private space belonging to this flat, ideal for relaxing and summer entertaining, complete with small storage shed.

The front door leads into an entrance hall with a wealth of exposed timbers and high sloping ceilings. Two steps lead down to the sitting room which overlooks The Broadway with its myriad coffee shops and chic boutiques. The kitchen is adjacent to the sitting room and has been refitted in a range of sage coloured, Shaker-style, units incorporating a gas hob, fan oven, integrated fridge-freezer and integrated washing machine. A small window overlooks the terrace.

A small step-up from the entrance hall leads to the bedrooms and bathroom. The main bedroom is front aspect with a vaulted ceiling, beams and, practically, a range of fitted wardrobes, bedroom 2 is rear aspect. The family bathroom has been fitted with a back-to-the-wall W.C. and basin and a bath with a thermostatically controlled shower over, with both a hand shower and an overhead rainfall shower head.

There is no allocated parking with the property however there is often on-street parking available outside, for more certain parking the local authority Amersham Old Town car park is opposite where season tickets can be purchase online (6 months £355/12 months £655) No Onward Chain

Price... £350,000 *Leasehold*



LOCATION

An ancient market town, Old Amersham is one of the few to hold an annual Charter Fair (each September) dating from the 13th century; it is the location for scenes in Four Weddings and a Funeral, episodes of Midsummer Murders and more recently Celebrity Masterchef; there are meeting and eating places to satisfy all tastes and excellent education facilities. The location, which borders a rural landscape, also has a cosmopolitan feel that is enhanced by the boutique shops, independent retailers and coffee shops. A wider range of shopping and eating is in larger nearby towns such as Aylesbury, Watford and High Wycombe, all within a 35 minute drive from Old Amersham. Essential links to London by road and rail are convenient and close by. Amersham Station is just over one mile away and runs regular trains to London Marylebone/Baker Street which takes just 35 minutes). The M40 and M25 are within ten minutes' drive from the property giving easy access to all other areas whether travelling in or further out. Local delights include open farms, museums, fetes, carnivals and farmers' markets.



DIRECTIONS

From Tesco in the centre of Amersham Old Town follow The Broadway into the historic centre. 18 The Broadway will be found a short distance along on the left above the Hobbs shop. Walk through the archway and take the spiral staircase up to the private roof terrace and front door.



Additional Information

Council Tax Band D EPC Band D Remainder of a 100 year Lease from 25th March 2000 Ground Rent £60 Maintenance Costs - liable for 45% of the cost, structural maintenance no costs incurred.



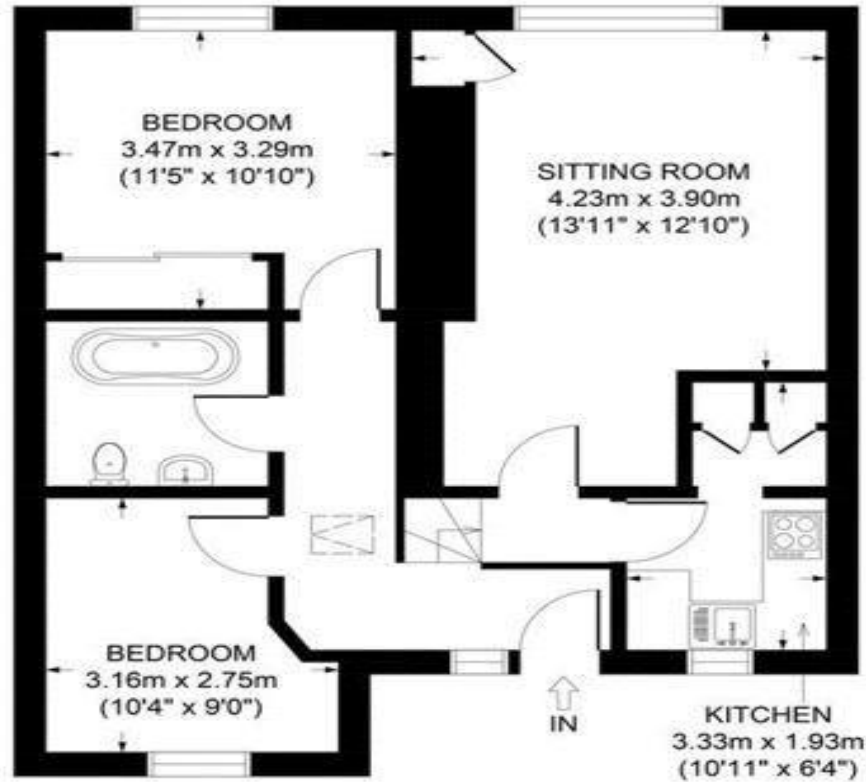
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Advise

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Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





**GROSS INTERNAL
FLOOR AREA 60 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 647 SQ FT / 60 SQ M
18 THE BROADWAY, AMERSHAM, HP7 0HP

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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The **wye** Partnership