



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



104 Chiltern Heights
White Lion Road
Amersham
Buckinghamshire
HP7 9RX

Offering well-appointed and spacious accommodation on two floors, this duplex apartment is within a 10 minute walk of Little Chalfont Village shops, station and highly regarded schools. Amersham Town Centre also offers excellent facilities and is just over a mile away.

Ideally suited to first time buyers or for rental investment, the property benefits from a spacious living/dining room with a balcony to the front looking out onto open fields, integrated kitchen, two double bedrooms, modern bathroom, gas radiator heating, double glazing and off road parking.

GUIDE PRICE: £269,950

www.wilsonheal.co.uk



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Location: Little Chalfont offers a range of shopping facilities, restaurants, highly regarded schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Aldgate and Marylebone station. Junction 18 of the M25 motorway gives access to Heathrow and Gatwick airports and the M1 and M40 motorways are within a 5-mile radius of the property.

DIRECTIONS From our Little Chalfont office turn left onto the A404. At the mini roundabout proceed straight on the White Lion Road continuing through the traffic lights and Chiltern Heights can be found on the right hand side.

The Property: The communal entrance hall is accessed by a security phone system with stairs leading up to the property on the first floor.

On entering the property, the entrance hall has a large built in cloaks cupboard which houses the 'Ideal' central heating boiler and there is also under stair storage space. The laminate wood floor in the hall continues into the spacious living/dining room which offers an aspect out to the front and benefits from a balcony with an outlook beyond the road onto open fields. The kitchen is well equipped with a range of fitted base and eye level units. Integrated appliances include fridge/freezer, 5 ring gas hob with Neff hood, Belling oven and integrated dishwasher and recess appliance space and plumbing for a washing machine.

Stairs lead from the hallway to the first floor where there are two double bedrooms.

The main bedroom offers an aspect to the front while the second bedroom aspects the rear and has a built in double wardrobe.

Off road parking is available at the front of the property.

Lease details: 125 years from 13/02/2006

Service Charge: £2309.00 pa.

Ground Rent: £10.00 per annum.

Council Tax Band: C

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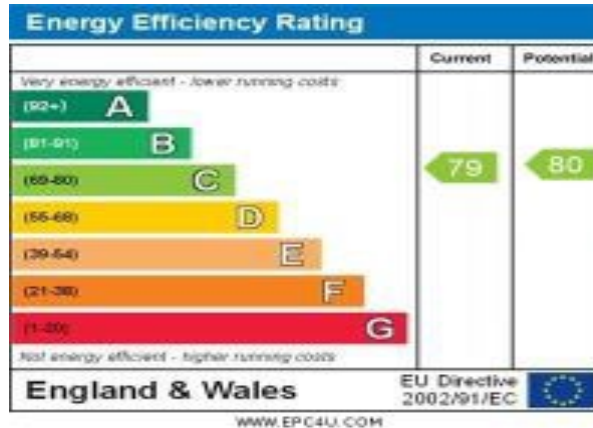
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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



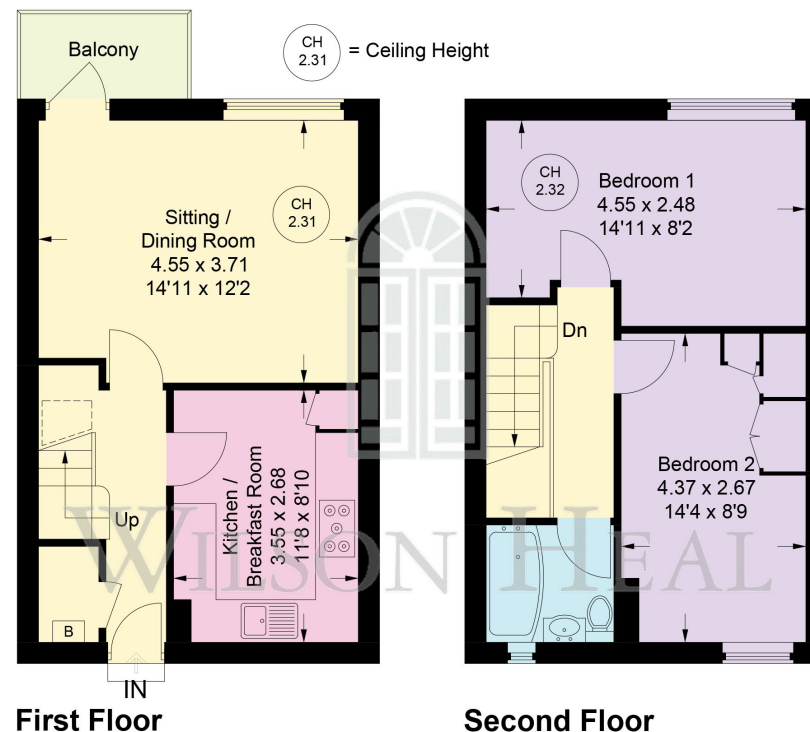
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Chiltern Heights, White Lion Road

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Floor Plan produced for Wilson Heal 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.

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