



ROBSONS
RESIDENTIAL SALES

3 Beech Court, Chesham Road, Amersham,
Buckinghamshire, HP6 5HZ

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A 2-bedroom ground floor maisonette enjoying plenty of natural light, complete with private courtyard garden, garage and off-street parking. 3 Beech Court is conveniently situated 0.15 mile walk from Amersham's shops/amenities and 0.35 mile walk to the train station. Features of note include a modern and contemporary fitted kitchen/breakfast room, with double doors onto the attractive landscaped courtyard garden; built-in storage in both bedrooms; washing machine and tumble dryer cupboard off the hallway; single garage; and parking for 3 cars. No onward chain. Share of freehold - EPR: C - Council Tax Band: D

Lease: 200 years from 24th June 1967 - No Ground Rent or Service Charge payable.

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 0.35 mile from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our Amersham office, proceed up Hill Avenue to the pair of roundabouts. Continue straight, onto Chesham Road and Beech Court can be found on your right-hand side.

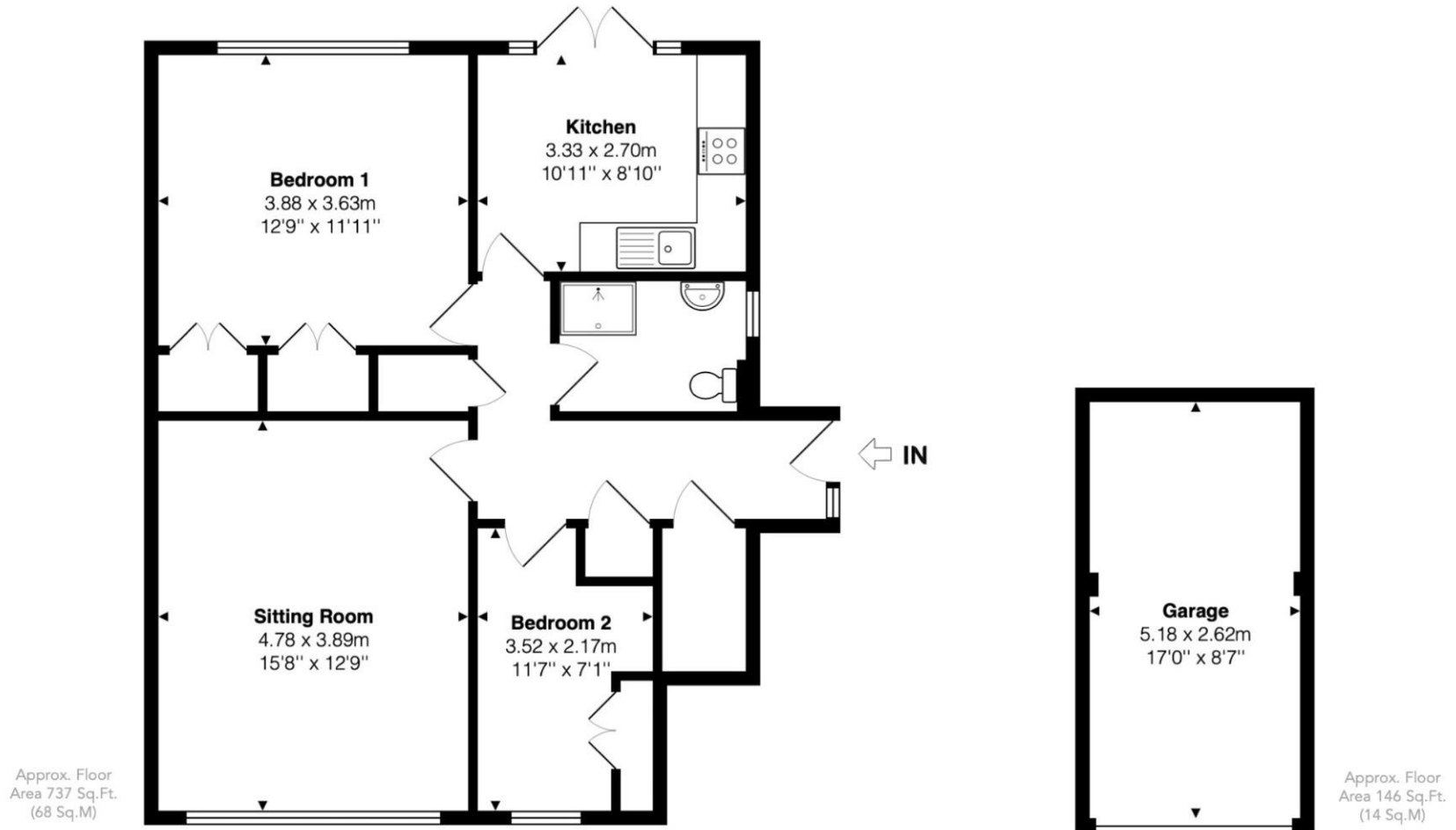
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property.

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Approx. Gross Area
82 sq m – 883 sq ft (Incl Garage)



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