

**20 Blenheim Lodge, Chesham Road,
Amersham, Buckinghamshire, HP6 5HX**



ROBSONS
RESIDENTIAL SALES

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**A well-presented and spacious two-bedroom first floor retirement flat in a much sought-after purpose-built block, conveniently situated to Amersham town centre. The apartment offers a generous sized sitting room, modern fitted kitchen, two double bedrooms with built-in wardrobes and a modern shower room fitted in a contemporary white suite. The apartment has access to well-kept communal gardens and a popular communal lounge for residents, where regular events take place. NB: There is a modern guest suite that can be booked (at a favourable rate) for short periods by visiting family and friends. Service Charge – 01/03/2025 – 31/08/2025 (Half Yearly) £2,052.55 Ground Rent 01/03/2025 – 31/08/2025 (Half Yearly) £377.66 Lease 125 years from 1st September 2005
Leasehold - EPR: C - Council Tax Band: E**

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London are located only approx. 0.3 miles 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. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities).



Viewing by appointment only
via

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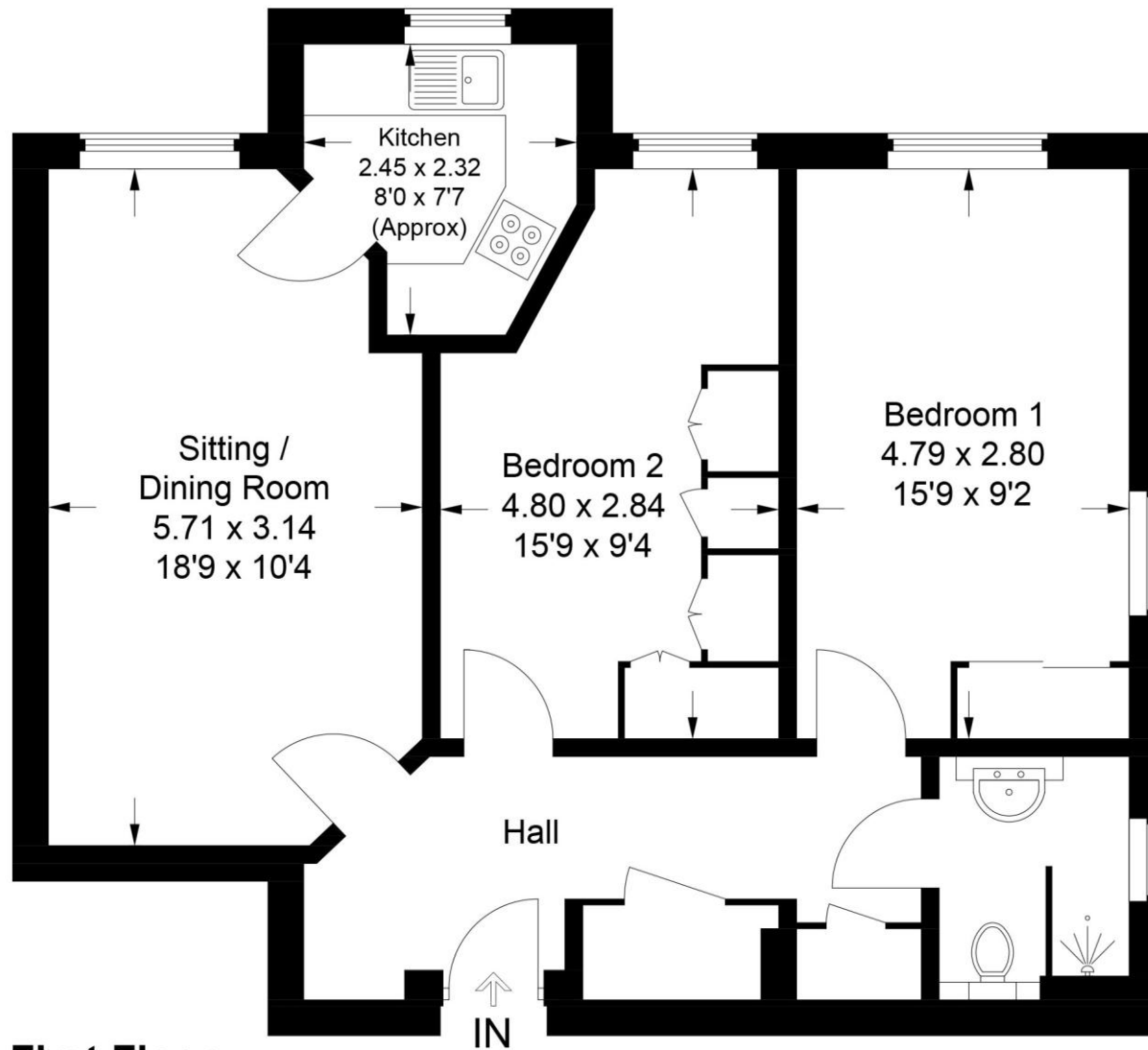
Directions: From Amersham town centre proceed along the Chesham Road in the direction of Chesham. Blenheim Lodge can be found a few hundred yards along on the right-hand side.

* 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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Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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