

# 1 Stubwick Court, Old Saw Mill Place, Little Chalfont, Buckinghamshire, HP6 6FF



**ROBSONS**  
RESIDENTIAL SALES

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A bright and well-presented two-bedroom ground-floor apartment located 0.75 miles from Chalfont & Latimer Station, local amenities and Westwood Park with its extensive recreation grounds and woodland walks into the Chess Valley. The property includes a spacious entrance hall, a contemporary double-aspect open-plan kitchen/dining/sitting room, a main bedroom with a Juliet balcony, second bedroom, and a modern bath/shower room.

The property comes with an allocated parking space and additional communal visitor parking.

Leasehold – 99 years from 25th December 2011. Ground rent - £150 per annum. Service charge - £221.92 pcm. EPC rating: C. Council Tax Band: C

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London for all work and socialising needs, approx. 0.75 miles walk from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the-art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only

via

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Station Approach

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Directions: From our Little Chalfont office, turn right onto the A404 heading towards Amersham. At the roundabout drive straight over onto White Lion Road until you come to traffic lights/crossroad (next to White Lion Pub). Turn right onto Bell Lane and take the second left turning onto Turners Field. Take the first right turning onto Old Saw Mill Place and Stubwick Court is the first turning on the right.

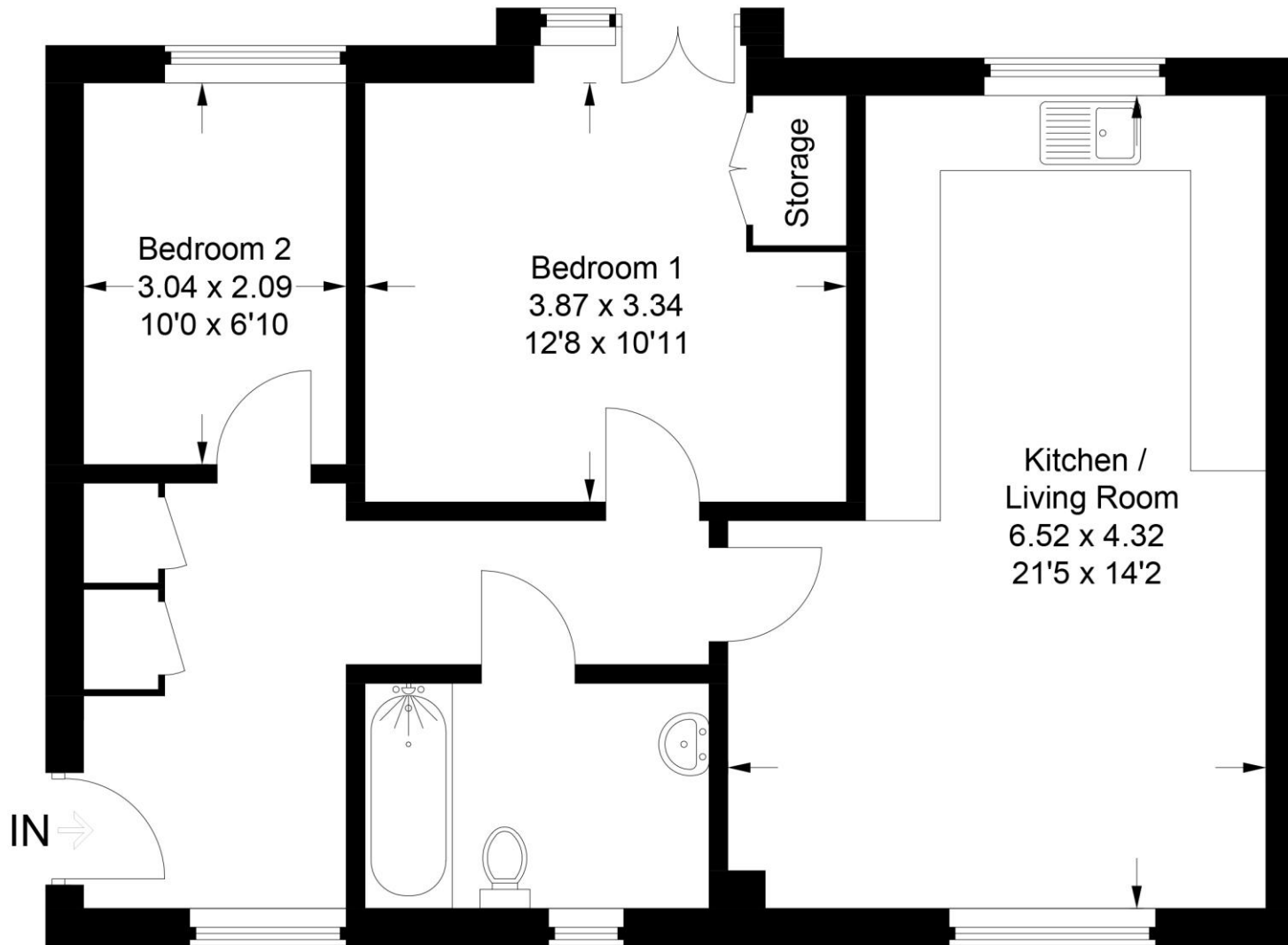
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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 = 62.7 sq m / 675 sq ft



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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