



Keegan White
ESTATE AGENTS

Flat 4 Hyrons Court | £325,000



Features

- First Floor Apartment
- Gas Central Heating
- Share of Freehold
- Allocated Parking
- No Onward Chain
- Needs Some Attention

A communal front door opens in the main lobby that has stairs rising to the first floor landing. The private front door opens into the central hallway that gives access to all rooms which include: two double bedrooms, a bathroom with a three piece bathroom suite, a large living room which is open plan to the kitchen. The kitchen has a range of storage units above and below the

laminated work top, electric oven with hob and extractor fan, and a washing machine. The property is dated and any new owner will look to spend capital to modernise.

Externally, there are communal gardens and allocated parking for one car.



The property is ideally located within a short walk of the town centre and railway station that is serviced by the London Underground Metropolitan Line, and the reliable Chiltern Railways. The town itself is vibrant with a broad mix of retail, leisure, hospitality, and entertainment venues, and miles of Chiltern countryside walking trails. People relocate to the area for many reasons with the two principle ones being the commuting benefits rail (as described) and by road with the M25 about 6 miles away. The other principle factor being schools, as Amersham is blessed with them, and include Grammar Schools, well

regarded Secondary Schools and private Independent Schools.

Additional Information:

Council Tax: Band E.

Energy Performance Rating: EPC C (73)

Lease Term Remaining: 91 years (NB. Share of Freehold)

Annual Maintenance and Service Charges: £1,000 per annum.

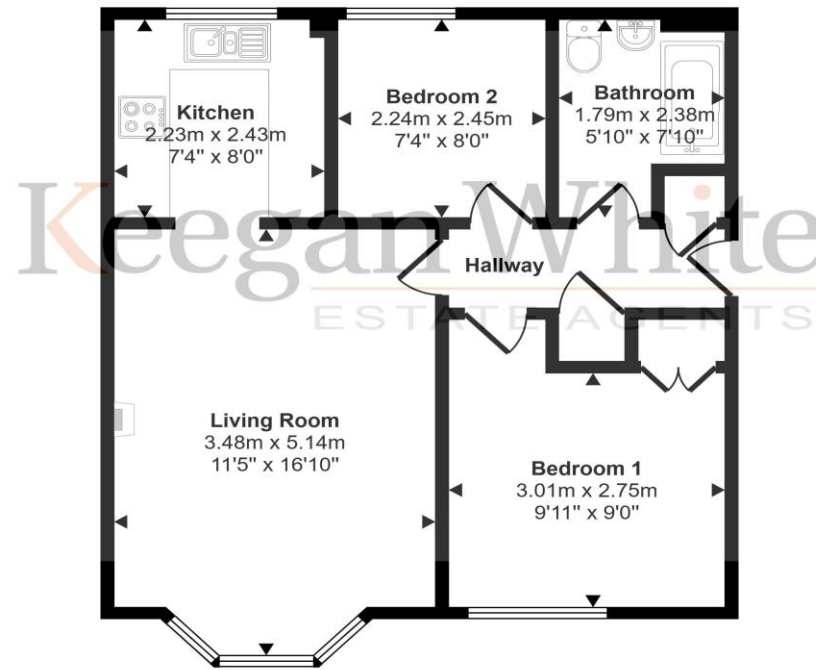
Annual Ground Rent: £150 per annum.

Ground Rent Increase Provision: £50 increase every 25 years.





Approx Gross Internal Area
48 sq m / 513 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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