
38 Snells Wood Court, Little Chalfont,
Amersham, Buckinghamshire, HP7 9QT
ROBSONS
RESIDENTIAL SALES

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A particularly well positioned first floor apartment situated in this highly regarded and sought after development in the heart of Little Chalfont. The Snells Wood Court apartments are set within beautifully landscaped grounds and are only a few moments' stroll from the amenities and station of the village. The property enjoys both a balcony with a southerly aspect and a garage as well as being offered to the market with no onward chain and a Share in the Freehold. Lease: 999 years from 1983. Ground Rent: Peppercorn - Service Charge (including reserve fund): 1/10/26 - 30/09/2027 £3,951.68 (reviewed annually) EPC rating: C. Council Tax Band: G

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, a short 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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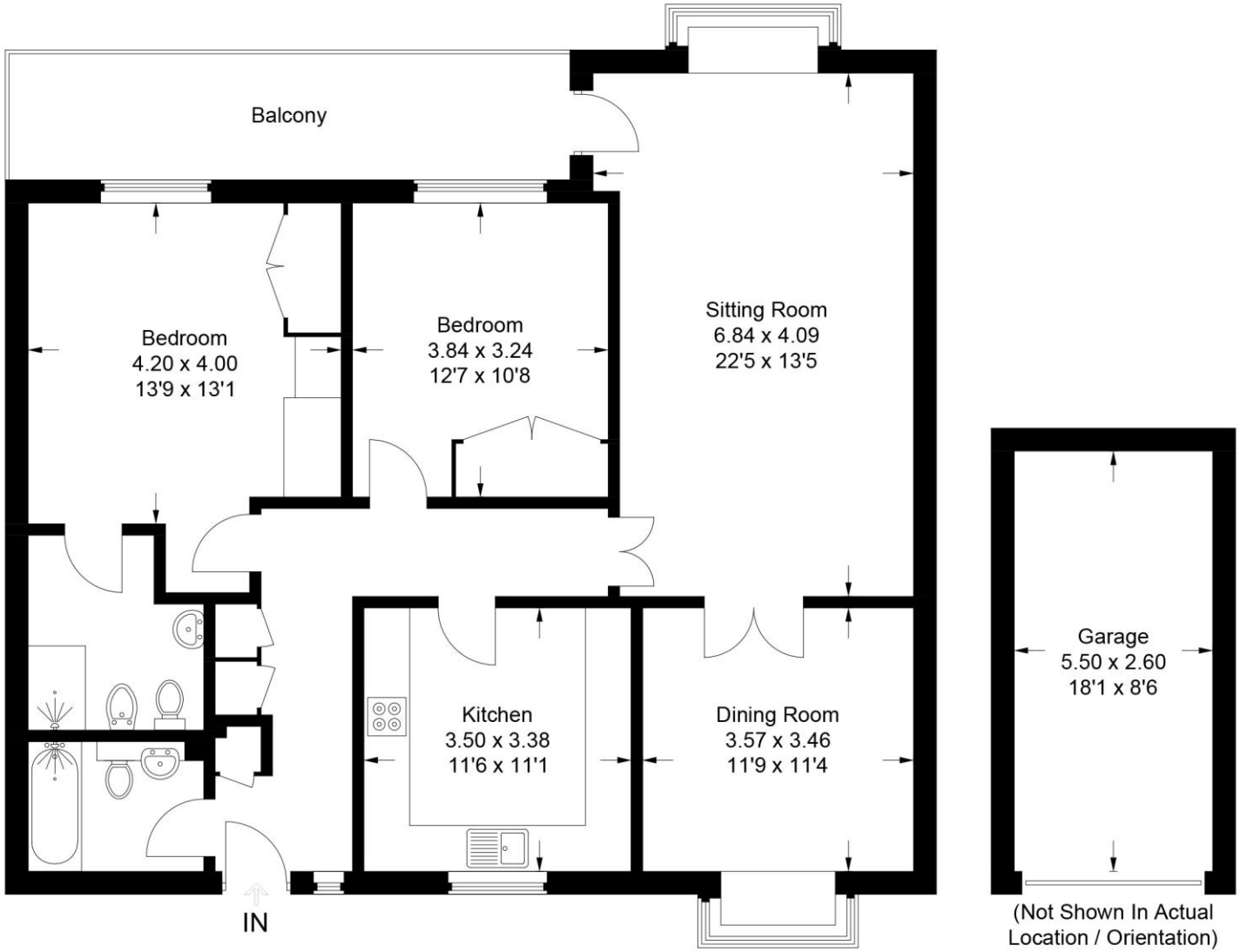
Directions: From our Little Chalfont office turn right onto the A404. At the mini-roundabout turn left into Cokes Lane and Snells Wood Court is the second turning on the right hand side. Follow the drive to the right-hand side and the entrance to No 38 will be found on the right-hand side.

* 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.

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Approximate Gross Internal Area = 108.9 sq m / 1,172 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 123.2 sq m / 1,326 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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