



High Street
Old Amersham | Buckinghamshire

£299,999 Subject to contract



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We are pleased to offer this quaint one-bedroom top floor apartment, located in the pretty and highly desirable town of Old Amersham. Some of its many pleasing features include:

- One bedroom
- Top floor apartment
- Gas fired central heating
- Character features throughout, including exposed timber beams and an open fireplace
- Within easy walking distance of independent shops, eateries & bars.



Communal entrance hall – Fitted carpet & stairs rising to top floor

Spacious entrance hall – Fitted carpet, radiator, exposed timber beams, cupboard housing meters


Sitting room – Fitted carpet, radiator, exposed timber beams, open fireplace with exposed brick surround.

Kitchen – Fitted with a range of base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for washer/dryer, integrated fan oven, four ring gas hob with stainless steel extractor hood over, cupboard

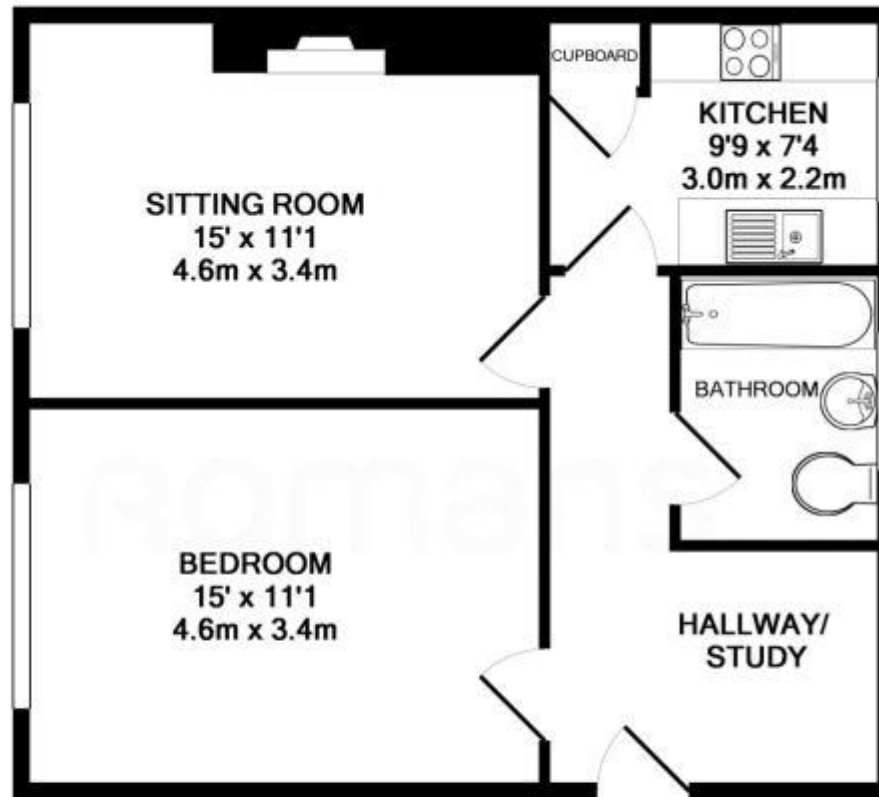
housing gas central heating boiler and lagged copper cylinder hot water tank, black and white vinyl flooring, integrated fridge and freezer.

Master bedroom – Fitted carpet, exposed timber beams, radiator.

Bathroom / WC – Modern matching white suite, comprising panel bath with shower over, pedestal wash hand basin low flush WC, contemporary vinyl flooring, exposed timber beams and radiator.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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