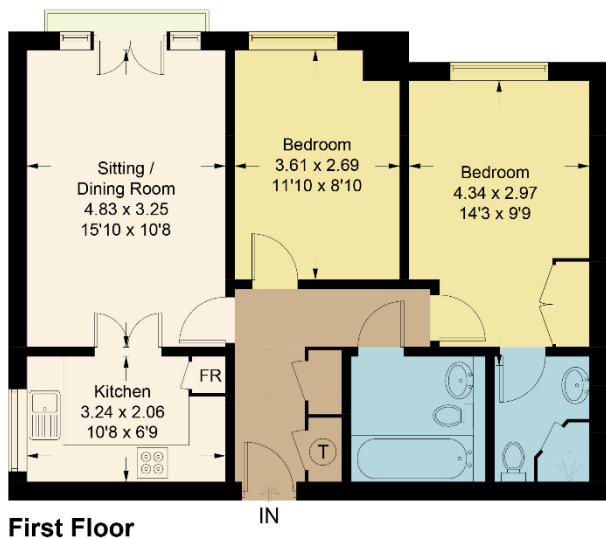


Chiltern Mews, 44 Lincoln Park, Amersham, Buckinghamshire, HP7 9HD Guide Price £325,000



A very well presented two double bedroom, two bathroom first floor apartment positioned within a gated development just over a mile from the station and shops of Amersham within close proximity of highly regarded local schools to include Dr Challoner's Grammar and Amersham School. The recently redecorated executive apartment offers bright and airy accommodation comprising: entrance hall, 15ft sitting dining room with Juliet balcony and double doors to a modern fitted kitchen, 14ft principle bedroom with fitted wardrobe and an ensuite shower room, second double bedroom and a contemporary family bathroom. Externally, the property benefits from well-maintained communal areas and gardens, secure entry phone system, two allocated parking spaces and a communal bike store. CHAIN FREE. EPC Rating: B



First Floor



Parking Bays



(Not Shown In Actual Location / Orientation)

Flat 6, Chiltern Mews, 44 Lincoln Park

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft

MATERIAL INFORMATION

COUNCIL TAX: Band D

TENURE: Leasehold

LEASE: 125 Years from 01 April 2007

GROUND RENT: £300.00 Per Annum

SERVICE CHARGE: £1,494.54

Half Yearly Service Charge From
01/06/2026 to 30/11/2026

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.

© C.J Property Marketing Ltd Produced for Hunters

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.