

**9 Buckingham Court, Chestnut Lane,
Amersham, Buckinghamshire, HP6 6EL**



ROBSONS
RESIDENTIAL SALES

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A well-presented two-bedroom ground floor maisonette situated a 1 mile walk to Amersham station, with Chestnut Lane school just down the road and countryside walks close by. Featuring a generous sized Living/Dining room, Garage & private rear Courtyard Garden. Share of Freehold.

No upper Chain. Leasehold - EPR: C - Council Tax Band: C

Lease; 999 years from 1 June 1995 - Service charge; £600 per annum - No ground rent. Share of Freehold.

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 1 mile walk from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencers and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups. The property benefits from easy access to highly regarded schooling at both primary and senior level including the renowned Dr Challoner's Grammar Schools (Boys & Girls) and Amersham High. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only

via

Robsons Estate Agents

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Directions: From our offices proceed up Hill Avenue, turning right into Sycamore Road. Proceed through the shops and over the two mini roundabouts towards Chesham Bois. Chestnut Lane is the 2nd road on the right and Buckingham Court can be found towards the end of the road on the right-hand side. No 9 is on the far right through the gate by no 10.

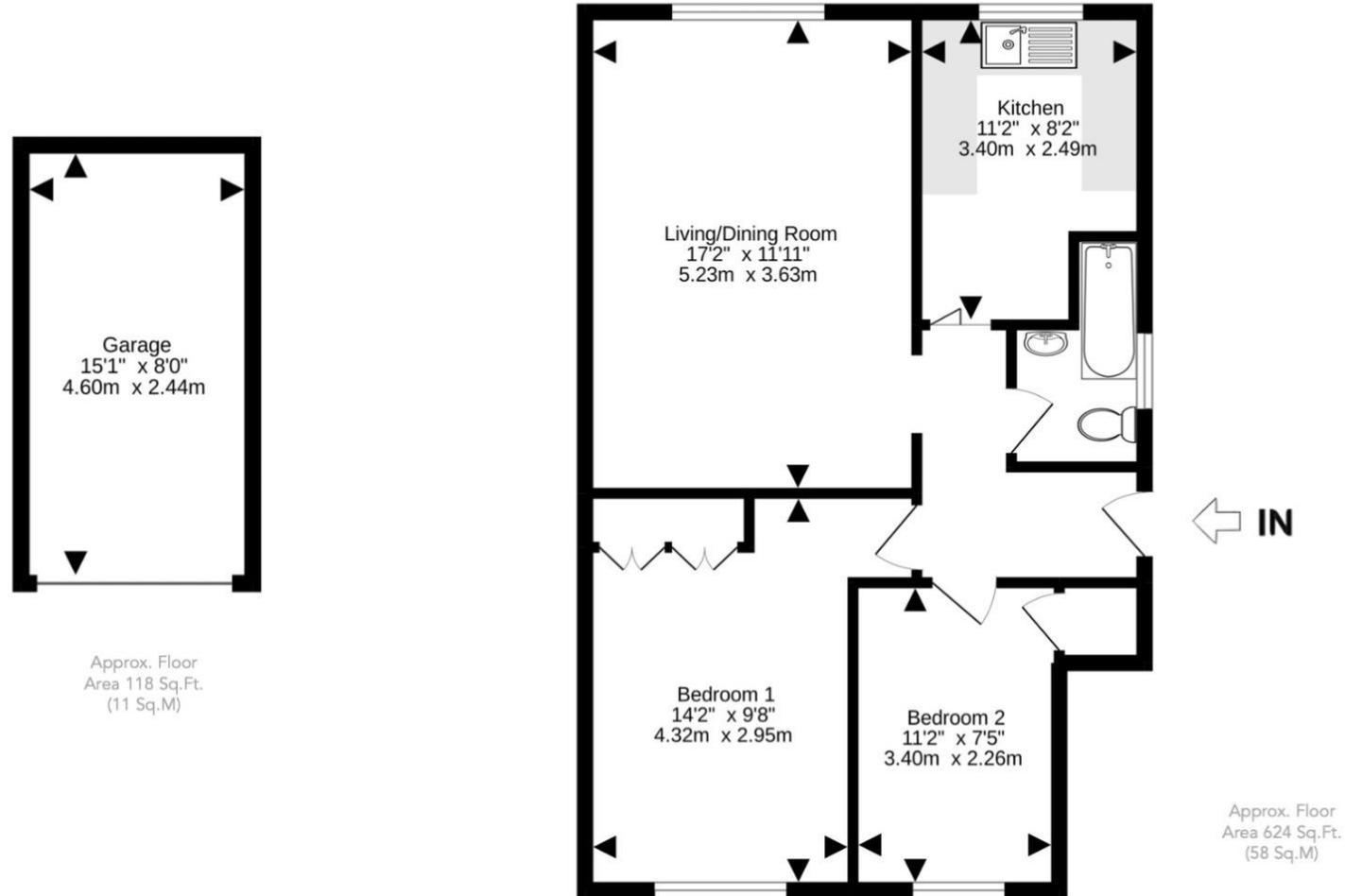
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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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Approx. Gross Area
58 sq m – 624 sq ft (Excl Garage)



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