



20 Stubwick Court, Old Saw Mill Place,
Little Chalfont. Buckinghamshire. HP6 6FF

ROBSONS
RESIDENTIAL SALES

20 Stubwick Court, Old Saw Mill Place, Little Chalfont, Buckinghamshire, HP6 6FF

A spacious, double bedroom top floor apartment situated 0.8 mile walk from Chalfont & Latimer Station to London and local amenities. The property features fantastic ceiling height of circa 9ft, exaggerating the feeling of space throughout the apartment; and a fitted kitchen which inc. integrated gas cooker/electric oven and combined washing machine/tumble dryer. Allocated parking space. **EPR: C Council Tax Band: C**

Lease: 99 yrs from 25/12/2011 - Service Charge (from April '23): £144.94pcm - Ground rent (from April '23): £150 pa
NB – internal communal parts have recently been re-decorated, creating a clean and fresh first impression.

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 service to Central London for all work and socialising needs, approx. 0.8 mile 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 recently refurbished '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).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

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Directions: From our Little Chalfont office turn right onto the A404 heading towards Amersham. At the roundabout drive straight over onto White Lion Road until you come to crossroads & traffic lights. Turn right onto Bell Lane and take the second turning on the left into Turners Field. Take the first turning on the right into Old Saw Mill Place and the first turning on the right into Stubwick Court. No 20 can be found on the right-hand side.

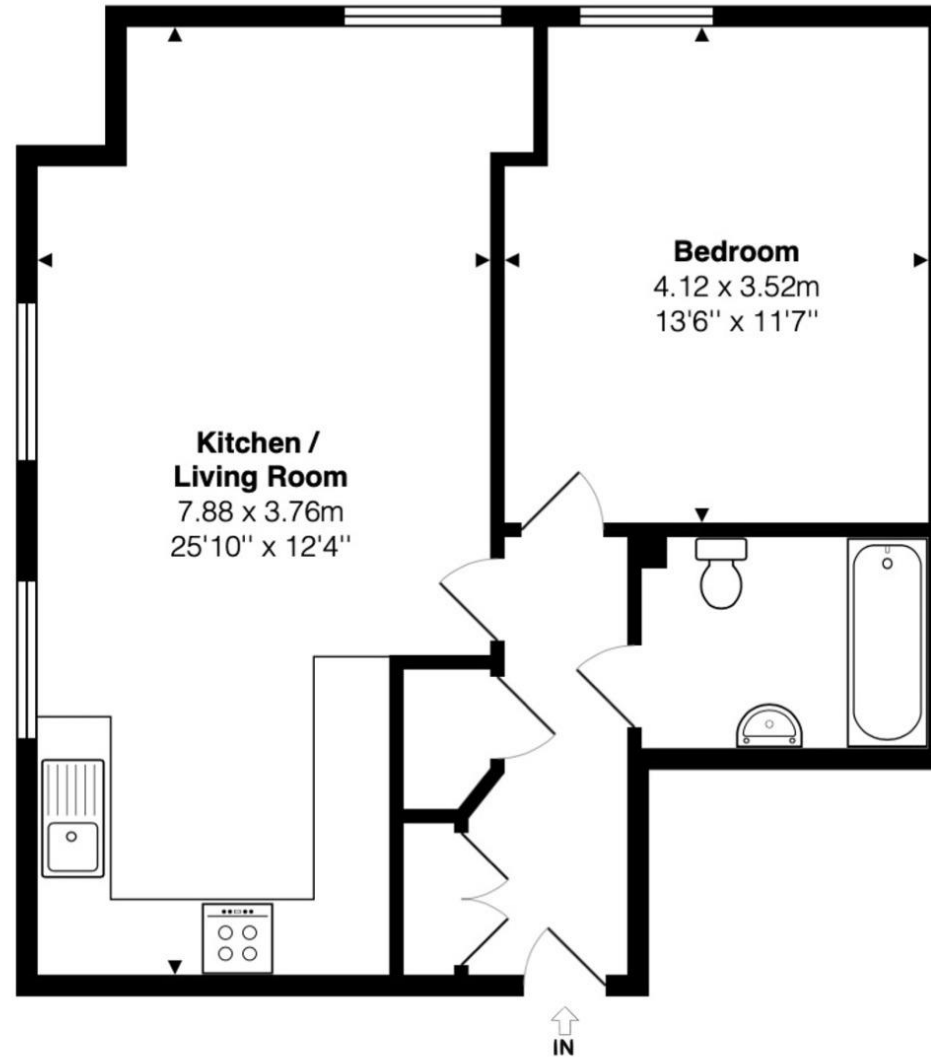
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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.

* 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
52 sq m – 560 sq ft



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