



WILSON HEAL

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



Old Saw Mill Place  
Amersham  
Buckinghamshire  
HP6 6FJ

A one bedroom ground floor apartment offering spacious accommodation located on the popular Turners Field development. Located within a short walk of all the amenities of Little Chalfont, the property also benefits from spacious living/dining room and kitchen, double bedroom with fitted wardrobes, modern bathroom and a personal garage and parking space. No Upper Chain.



# WILSON HEAL

**Directions:** From our office in Little Chalfont proceed along the White Lion Road until you arrive at the traffic lights. Turn right into Bell Lane then take the second turning left into Old Saw Mill Place. Follow the road round until you see the green and play area on your right hand side. The property is in the block opposite on the left.

**Location:** The property is ideally situated within close proximity to both Little Chalfont and Amersham, which offer a variety of shopping facilities, Metropolitan and Chiltern line service to London and highly regarded schools.

**The property benefits from:** entrance hall, living/dining room with Juliet balconies, modern kitchen, double bedroom, bathroom. Outside communal gardens, block paved driveway to garaging area with a single garage and off road parking for one car in front.

**Tenure information:** leasehold with 114 years unexpired. Lease: 125 years from 28/03/2013. Service charge: £1,490 pa, paid quarterly, reviewed annually.

Ground rent: £350 pa, reviewable every 10 years, due 28/03/2033.

**The apartment** is accessed via a security entry phone system allowing access to the communal lobby with front door into the hall with two large storage cupboards and window aspect to side. The double bedroom has a built in double wardrobe and a Juliet balcony which overlooks the playground. The modern white bathroom suite has a panel enclosed bath and separate power shower, low level wc and pedestal wash hand basin. The spacious open plan sitting room/kitchen has a dual aspect with Juliet balconies to both front and rear. The kitchen offers a range of base and eye level units with roll top worksurfaces and integrated 1½ bowl sink and drainer, built in oven, hob and extractor and space for further appliances. One of the cupboards houses the (ideal logic) gas central heating boiler.

The courtyard at the rear of the property is accessed through the archway and leads to the single garage and allocated parking.

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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





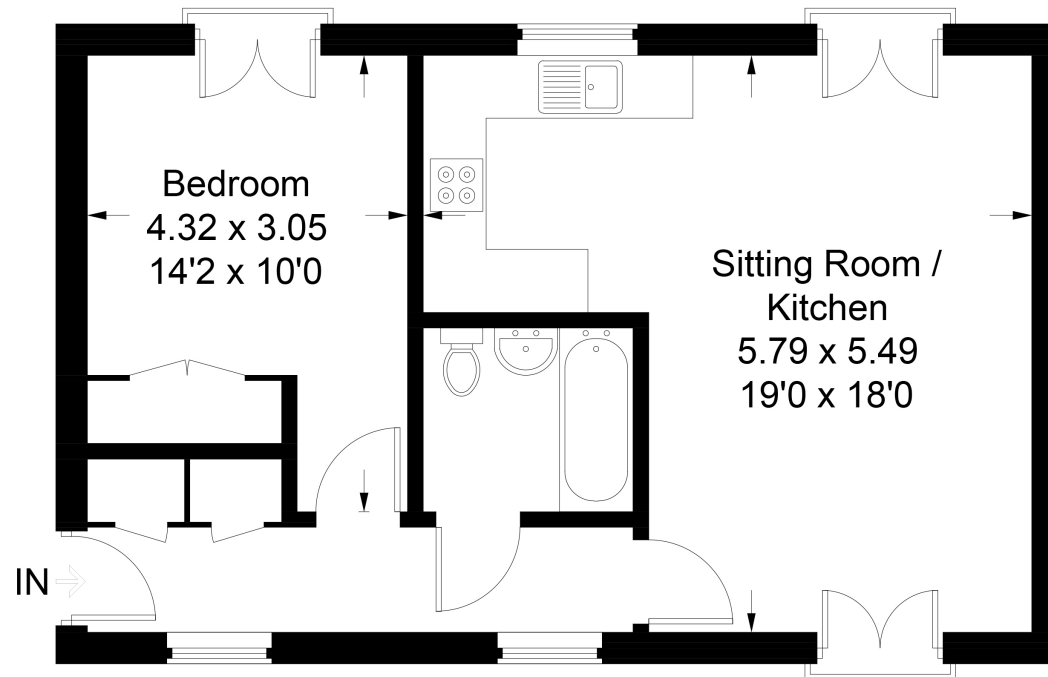
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Approximate Gross Internal Area  
50.2 sq m / 540 sq ft



## Ground Floor

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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