

**48 Grove Road, Amersham,
Buckinghamshire, HP6 6LY**



ROBSONS
RESIDENTIAL SALES

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A two-bedroom first floor maisonette with its own private entrance and garden. The property is very much a blank canvas and needs complete refurbishment but offers the new purchaser a great opportunity to make the flat their own. Offering well-laid out accommodation, the property comprises living room, two bedrooms, bathroom, kitchen, private garden. Leasehold - 125 years from 10 October 1988. Ground Rent: yearly in advance 01/04/25 to 31/03/26 - £10.00 per annum. Service Charge from 2/4/2024 to 1/4/2025 - £841.75 - EPC rating: C. Council Tax Band: C

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London are located only approx. 1.2 miles 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 &

Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (state-of-the art leisure centre with spa facilities). 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), Chesham Grammar School and Amersham School. Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles.



**Viewing by appointment only
via
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Directions: From Amersham station proceed along Hill Avenue in the direction of Chesham Bois. At the mini roundabout take the 3rd exit into Sycamore Road. At the end of the road proceed straight across and take the first turning on the right into Grimsdells Lane, which in turn becomes Plantation Road. Turn left into Roundwood Road and second right into Grove Road, where the flat can be found on your right-hand side.

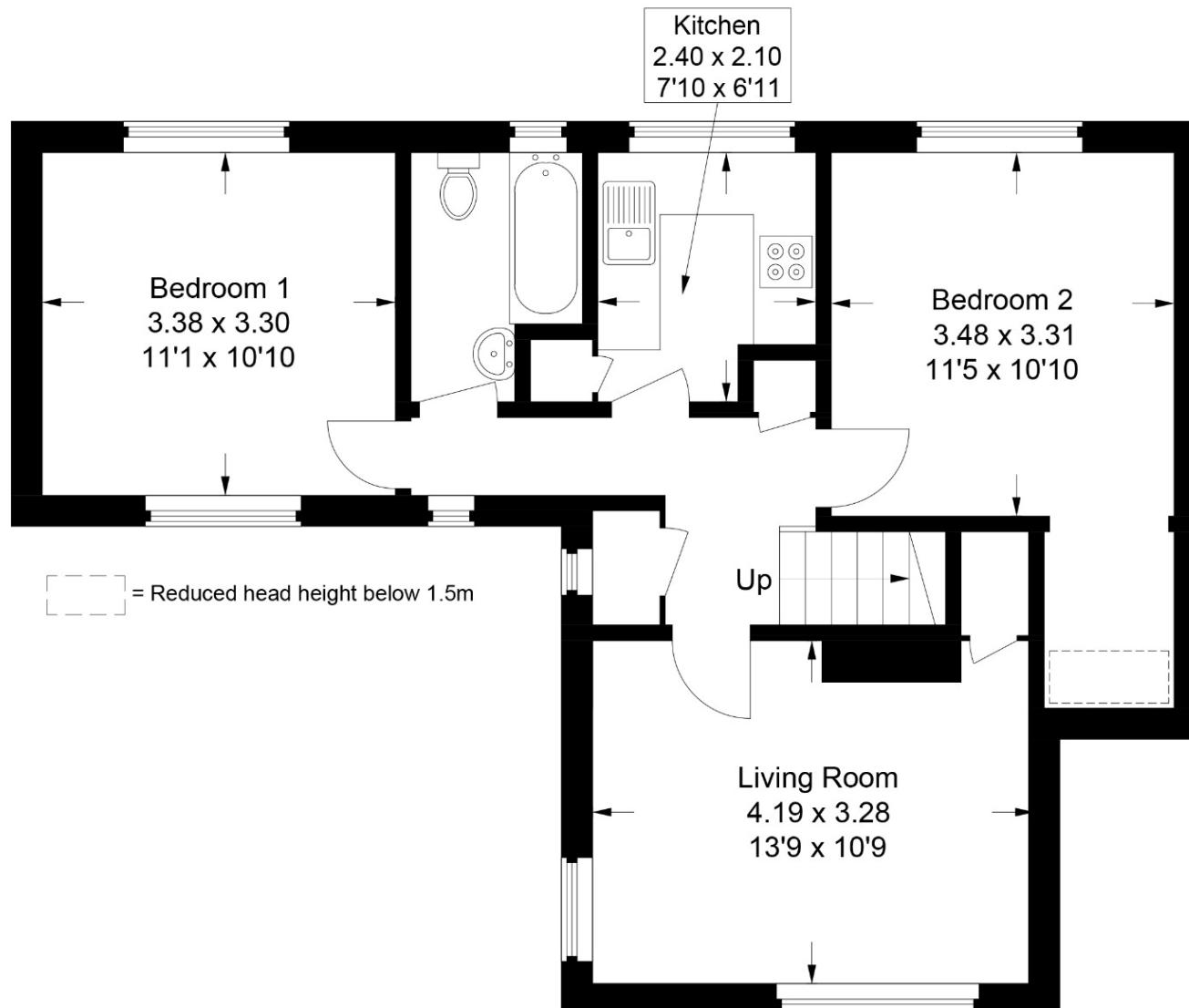
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordnance 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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Approximate Gross Internal Area = 58.6 sq m / 631 sq ft



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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