



WILSON HEAL



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

Sales | 01494 764200
Lettings | 01494 549966

34 Old Saw Mill Place
Amersham
Buckinghamshire
HP6 6FJ

Situated on the popular Turners Field development, this spacious first floor apartment is presented to a very high standard and offers well-appointed and contemporary accommodation throughout.

Making an ideal First Time Buyer, investors' purchase, the property is offered with no upper chain. Lease 125 years from 2012. Ground Rent £250.00 per annum. Service Charge £1777.09 (January – December 2026)



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Directions: From our office in Little Chalfont proceed along the White Lion Road turning right at the traffic lights into Bell Lane. Take the second turning left, then first right into Old Saw Mill Place. Continue along this road until you see the children's play park on the right, and the property is directly opposite in the apartment block 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.

Benefitting from: Security Entry Phone System, Hallway, Spacious open plan living/dining room, modern fully integrated kitchen, double bedroom, modern bathroom suite, double glazed windows, gas central heating, allocated parking space and visitor parking.



The property is entered via a security entry system with communal stairs leading to the first floor. On entering the property, the **hallway** opens to access all rooms and has two built-in storage cupboards and wood laminate flooring, which continues into the **spacious open plan living/dining room and kitchen**. Offering a dual aspect with French double patio doors and Juliet balconies, the room opens into the **modern fully integrated kitchen**. Benefitting from an ample range of fitted base and eye level units with under cupboard lighting and work surfaces with splash backs, the kitchen has a range of integrated appliances including fan assisted oven with gas hob and extractor hood, washing machine, dishwasher and fridge and freezer. One of the cupboards houses the 'logic' combi central heating boiler.

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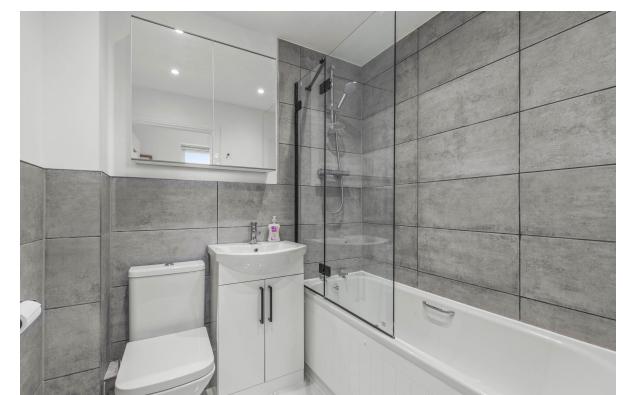
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The modern white bathroom suite benefits from a panel bath with glazed hinged shower screen. Wall mounted shower unit, WC and a wash hand basin inset vanity unit. Tiling to most of the walls and floor. **The double bedroom** has a built-in double wardrobe and aspects to the front of the property with French double doors and Juliet balcony.

Outside The Property benefits from an allocated parking space with ample visitor parking spaces available.



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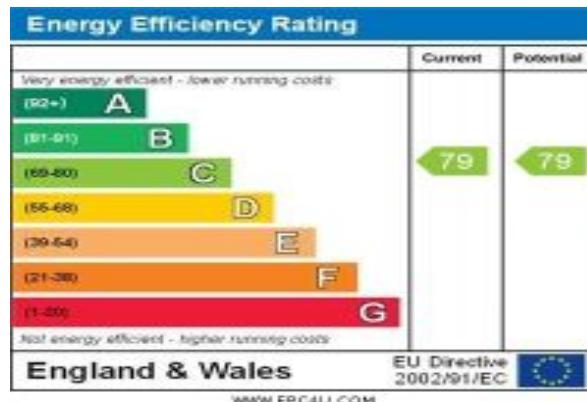
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www.wilsonheal.co.uk



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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.



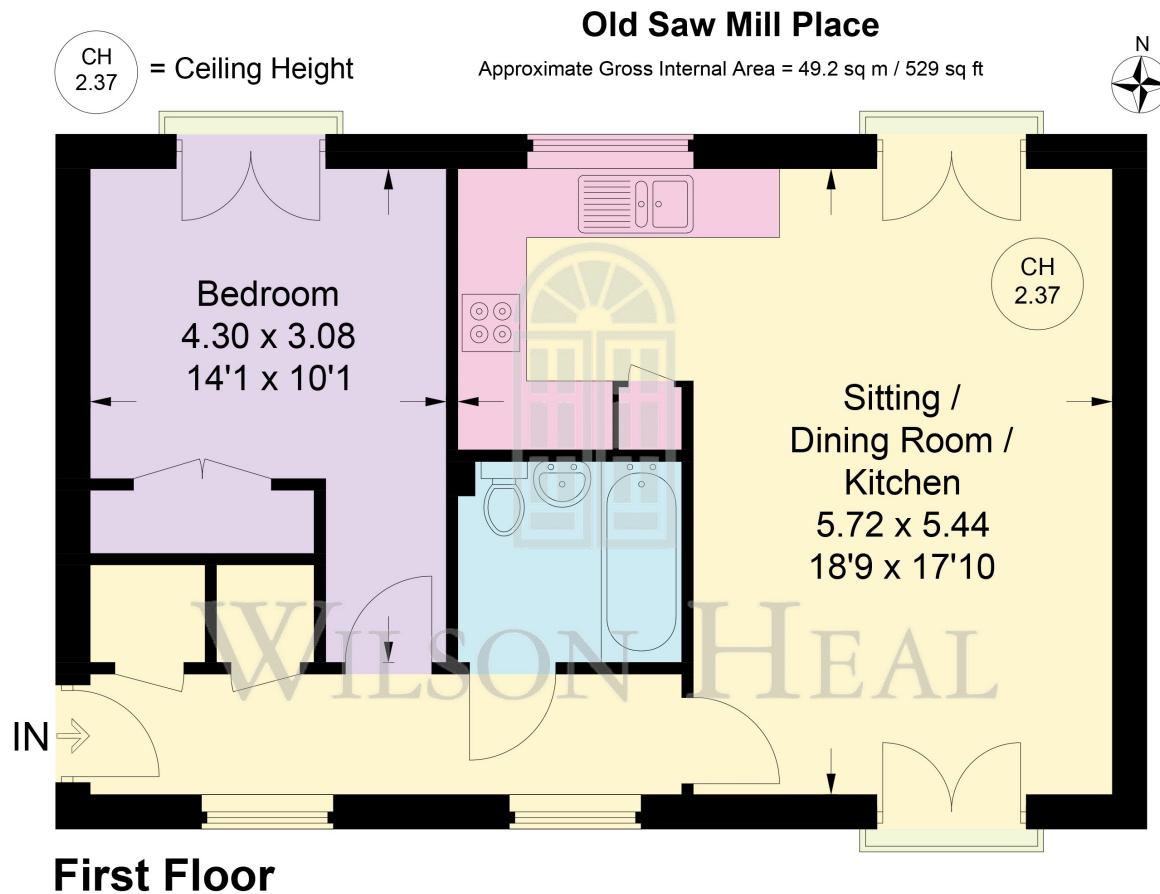
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Floor Plan produced for Wilson Heal by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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