



ROBSONS
RESIDENTIAL SALES

**21 Blenheim Lodge, 41 Chesham Road,
Amersham, Buckinghamshire, HP6 5HX**

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A well-presented and spacious two-bedroom first floor retirement flat in a much sought after and highly desirable purpose-built block conveniently situated to Amersham town centre. The apartment offers a generous sized sitting room, fitted kitchen, two double bedrooms and modern bathroom. In addition, there is an attractive communal lounge for residents where regular events take place. Leasehold - EPR: C - Council Tax Band: E

**LEASE: The lease is for 125 years from 2005 with an age restriction of 60 years and over.
Service Charge: £3686.92 pa - Ground Rent: £755.32 pa**

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. 0.25 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 & Spencers and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities).



Viewing by appointment only

via

Robsons Estate Agents

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Amersham

Buckinghamshire

HP6 5BD

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Directions: From our Amersham office proceed up Hill Avenue to the pair of mini roundabouts. Continue straight over onto Chesham Road and Blenheim Lodge can be found a short way along on the right-hand side.

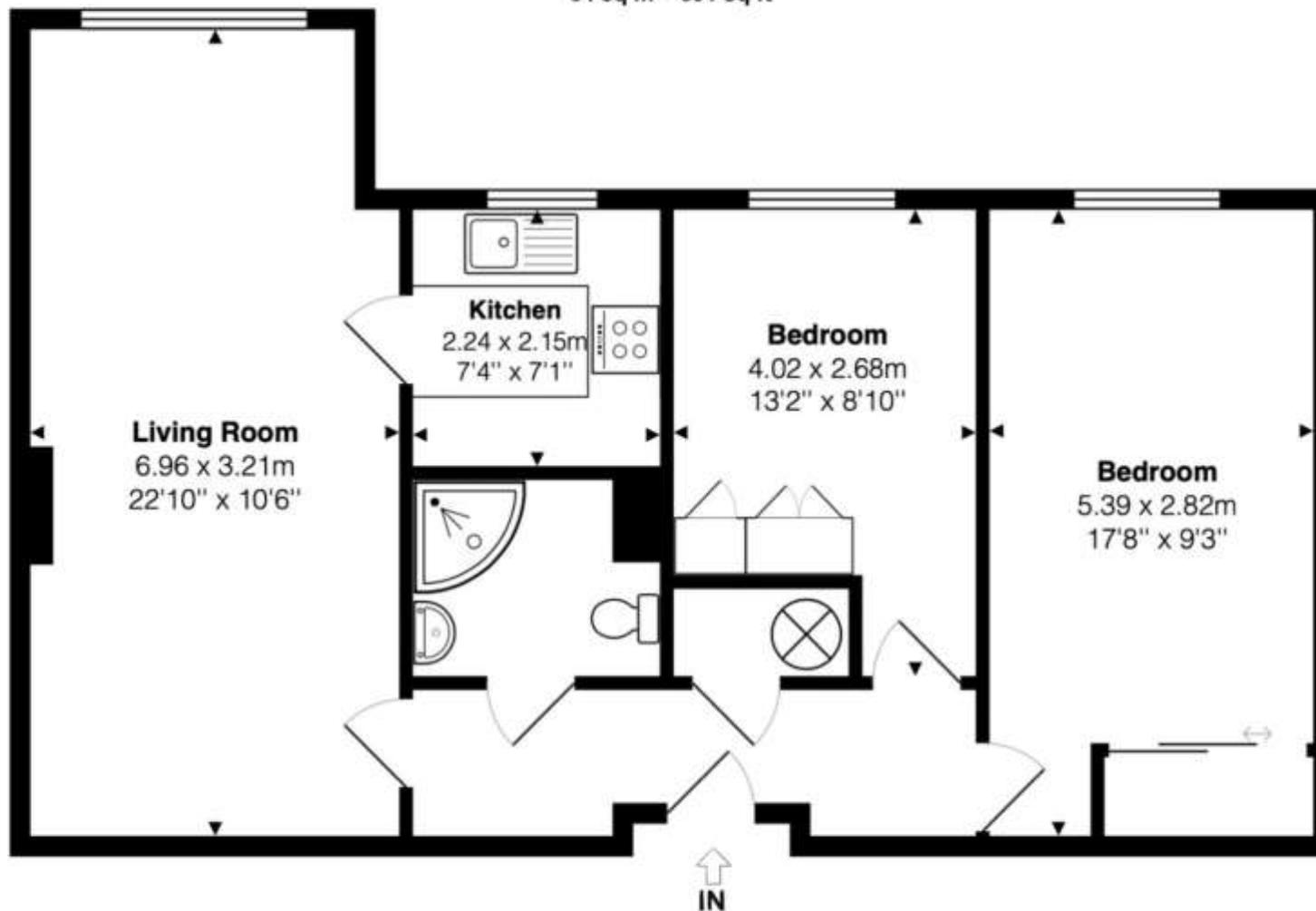
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering 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
64 sq m – 691 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

