



7 Martyrs Court, Station Road, Amersham,  
Buckinghamshire, HP7 0AX

**ROBSONS**  
RESIDENTIAL SALES

# 7 Martyrs Court, Station Road, Amersham, Buckinghamshire, HP7 0AX

**A bright and neatly presented two-bedroom apartment benefiting from its own garage. The property is located on the top floor, giving lovely rooftop views and is located only approx. half a mile from the amenities and station of Amersham-on-the-Hill but also within easy access of the historic Old Town. Leasehold. EPR - C. Council Tax Band: C. Ground Rent: Peppercorn. Service Charge: £1800 (1/4/23 to 31/3/24). Lease Length: 999 years from 2010.**

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. half a mile 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 with a plethora of social and sporting activities for all age groups. 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) and Amersham High. Independent schooling is also well catered for with The Beacon School (Boys) and Heatherton (Girls) locally for Nursery – Year 8; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 8 miles from Amersham.



Viewing by appointment only

via

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**Directions:** From our office in Amersham, turn left towards the station and right at the mini-roundabout. Turn left at the next roundabout under the railway bridge onto Station Road and Martyrs Court can be found on the right-hand side just after Beech Grove.

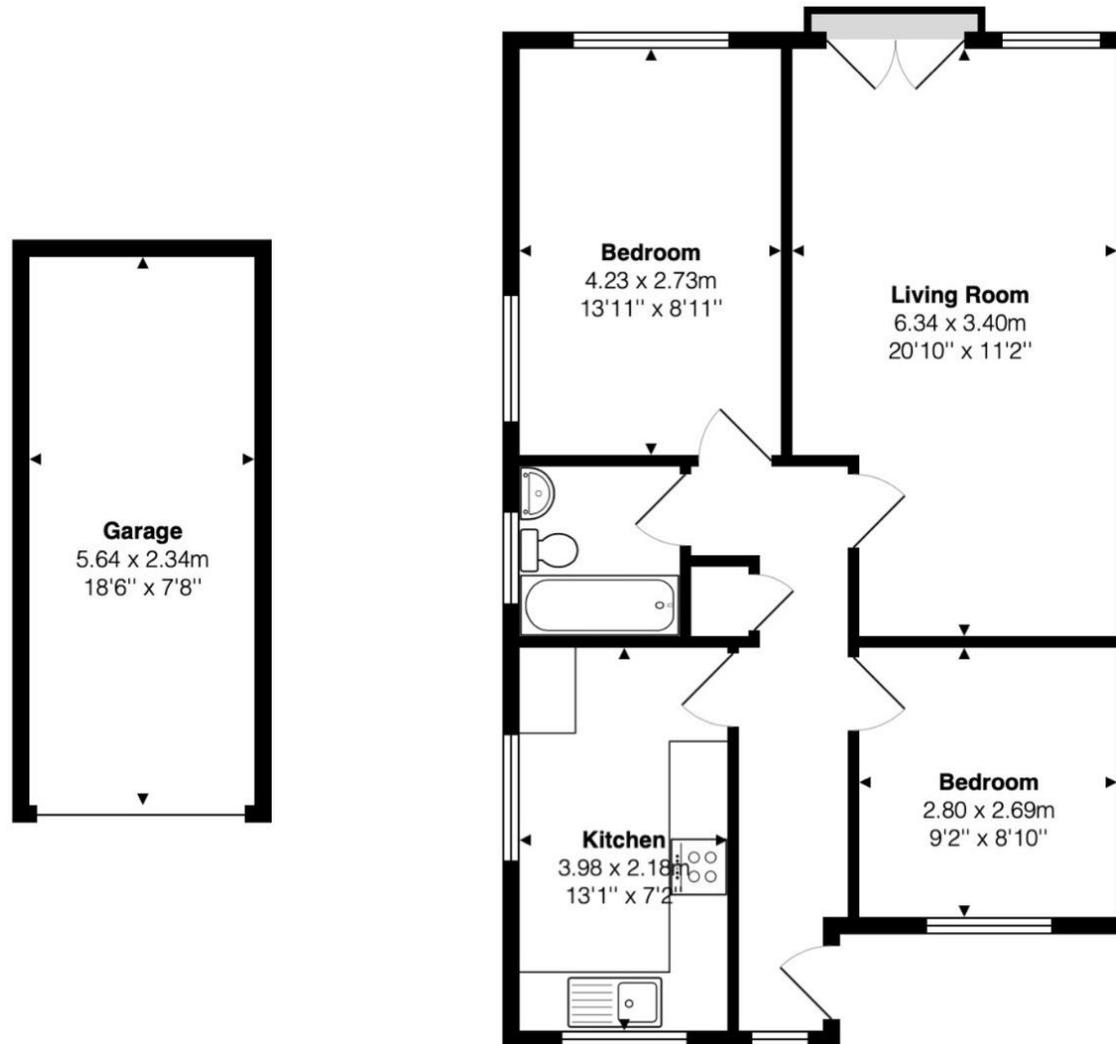
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when 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  
59 sq m – 633 sq ft (excl Garage)



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