



1 Buckingham House, Bois Lane, Chesham Bois,
Amersham, Buckinghamshire, HP6 6BN

ROBSONS
RESIDENTIAL SALES

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A super opportunity to purchase this one bedroom ground floor garden flat located right in the heart of the highly sought after Chesham Bois village. The property has the benefit of its own privately owned courtyard as well as a covered car parking space and is literally moments from Chesham Bois Common and the general convenience store. No onward chain. Leasehold – 150 years from 1986 – Ground Rent currently £150 P/A – EPR: To Follow - Council Tax Band: C

Set in the picturesque Chilterns, Chesham Bois is an attractive village with a Common, War Memorial and a Village Church along with a few local shops including an acclaimed butcher. The area boasts highly sought after schooling with a choice of well regarded private and state schools including the renowned Grammar School of Dr Challoner's. The more extensive amenities of Amersham with its wide variety of community and social amenities as well as excellent communications to London via Amersham Station (Metropolitan and

Chiltern lines) are located under a mile from the property. Set in the picturesque Chilterns, Chesham Bois is a small, attractive Buckinghamshire village interconnected with Amersham, a vibrant town which offers a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London – under a mile from the property) and easy access to the surrounding countryside. There are two distinct areas to Amersham: 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. Nearby Amersham boasts the new Lifestyle Centre with a plethora of social and sporting activities for all age groups.



Viewing by appointment only
via

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Directions: From our office in Amersham on the Hill proceed up Hill Avenue turning right at the two mini-roundabouts onto Sycamore Road and at the second double mini-roundabout turn right and then immediately left towards Chesham Bois over the next roundabout continuing Sycamore Road leading to Bois Lane. Buckingham House can be found on the right hand side before the parade of shops.

* 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.

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Approximate Gross Internal Area = 37 sq m / 394 sq ft



Illustration for identification purposes only,
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