



5 Kings Lodge, King George V Road,
Amersham, Buckinghamshire, HP6 5DP

ROBSONS
RESIDENTIAL SALES

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Occupying an enviable position on the ground floor of this highly sought-after retirement development of Kings Lodge, the property benefits from direct access onto well-kept communal gardens. The property is located just a short distance from Amersham on the Hill town centre and the King George V playing fields. Sitting room, two bedrooms, kitchen, bathroom, separate w.c., access to communal gardens, security controlled communal entrance, use of communal Lounge & Laundry room, guest suite(subject to availability). Monthly payment for Service Charge - £229.36 (01/04/2025 - 31/03/2026). Ground Rent £100 (2025-2026)

Leasehold. EPC rating: D. Council Tax Band: D

- 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. 0.4 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).



Viewing by appointment
only via
Robsons Estate Agents
19 Hill Avenue
Amersham
Buckinghamshire
HP6 5BD
Tel: 01494 724999
email: property@robsonsbucks.com



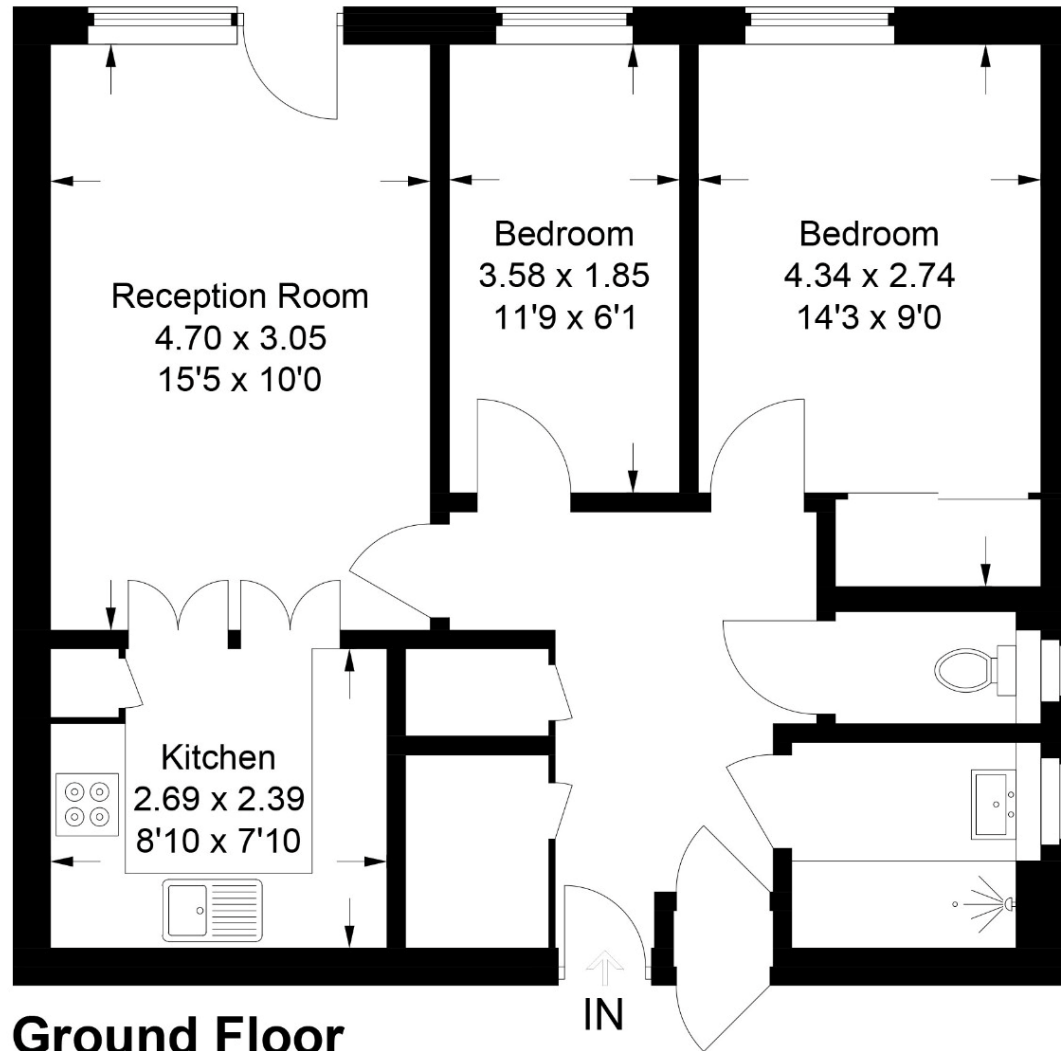
Directions: From our Amersham office proceed down Hill Avenue and turn left in front of the station into Chiltern Avenue. Take the second right into King George V Road and Kings Lodge can be found on the right hand side.

* 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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Approximate Gross Internal Area = 58.0 sq m / 624 sq ft



Ground Floor

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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