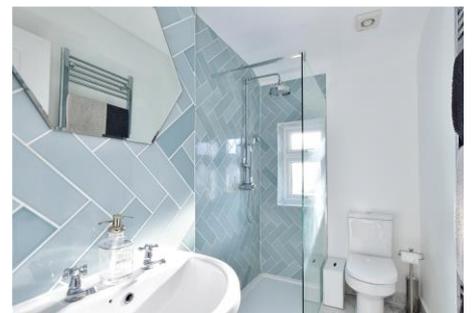
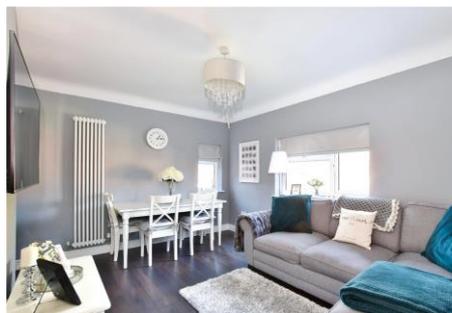


# The **Frost** Partnership

Amersham Sales: T: 01494 722711 E: [amersham@frostweb.co.uk](mailto:amersham@frostweb.co.uk)

**30 Roundwood Road, Amersham, Buckinghamshire, HP6 6LZ**

**Guide Price: £350,000 (Leasehold)**

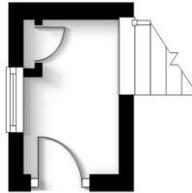
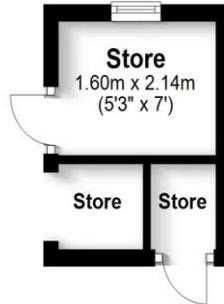


- Refurbished with a bespoke finish
- Newly fitted kitchen & shower room
- Two double bedrooms

- Level landscaped garden
- Driveway parking
- Walking distance to station

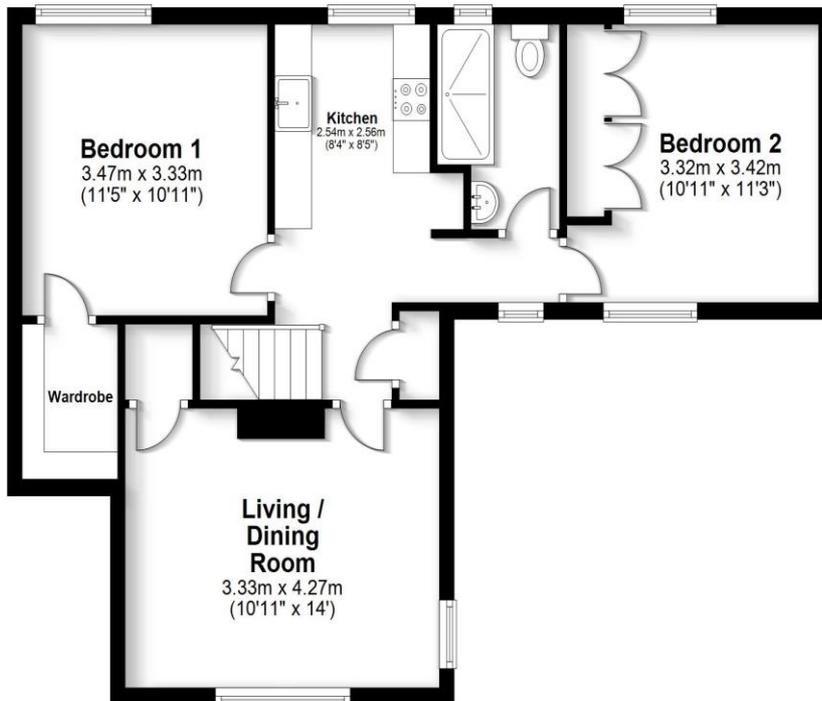
## Ground Floor

Approx. 8.2 sq. metres (88.5 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 66.6 sq. metres (717.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings but excl car ports & balconies.  
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Plan produced using PlanUp.

**We are delighted to offer for sale this immaculately presented two double bedroom first floor maisonette, which has been fully refurbished throughout to a high standard with quality fixtures and fittings and a bespoke finish. Located within walking distance of Amersham town centre local shops and amenities including Chiltern/Metropolitan line station. The accommodation is well laid out and briefly comprises internal entrance hallway, newly fitted kitchen, sitting room two double bedrooms and a newly fitted shower room. Outside there is parking for one car and space to create further parking and a newly fenced and landscaped level rear garden. Viewing advised to appreciate the quality of this home.**

**Entrance** Via open storm porch with wall light, wood effect security front door with ornate double-glazed window inset to entrance hallway.

**Entrance Hallway** Stairs rising to first floor inner open hallway, double glazed window to side aspect, cupboard housing meters, wood effect laminate flooring.

**Inner Open Hallway** Open to Kitchen, large storage cupboard, double glazed window to side aspect, upright radiator, wood effect laminate flooring, access to loft, spotlights to ceiling. Doors to bedrooms one and two, shower room and sitting/dining room.

**Kitchen** A newly fitted bespoke kitchen, with a range of base and eye level units, marble work top, tiled splashback, Butler sink with chrome mixer tap, four ring gas hob, space and plumbing for washing machine, space for fridge freezer, double glazed window to rear aspect, spotlights to ceiling, wood effect laminate flooring.

**Sitting/Dining Room** Double aspect with double glazed windows to front and side aspects, large over stairs storage cupboard, upright radiator, wood effect laminate flooring, TV point, space for dining table and chairs.

**Bedroom One** Double glazed window to rear aspect, old school style radiator, large walk-in wardrobe with bespoke shelving and rail space.

**Bedroom Two** Double aspect with double glazed windows to front and rear aspects, old school style radiator, bespoke built-in wardrobes.

**Shower Room** A newly fitted shower room with a large walk-in shower with fixed glazed screen, rainwater and handheld shower attachments, wall-mounted wash hand basin with chrome taps, low level WC with double button flush, complementary tiling to walls, double glazed obscured glass window to rear aspect, wall-mounted heated towel rail, marble-effect tile floor, spotlights and extractor fan to ceiling.

**OUTSIDE & GARDENS** Front: Driveway parking for one car with a lawned area surrounded with mature plants, shrubs and trees and space to create more parking if required, timber gate giving access to the rear garden. Rear: The garden has been landscaped and offers an area laid to flint with sleepers retaining a large area laid to level lawn, the boundaries are enclosed with a mixture of close board fencing and mature hedging with flower bed planted with mature shrubs, brick built shed.

## **LEASE & OUTGOINGS**

LEASE: 92 years remaining  
Service Charge: £110 per annum  
Service Charge Review Date: Annually in April  
Ground Rent: £10 annually  
Ground Rent Review Date: Annually in April

**AGENT'S NOTE** Energy Efficiency rating (EPC) - D  
Council Tax Band - B

## **VIEWING**

**Via The Frost Partnership, Hill Avenue, Amersham, Buckinghamshire  
Telephone: 01494 722711 Email: amersham@frostweb.co.uk**

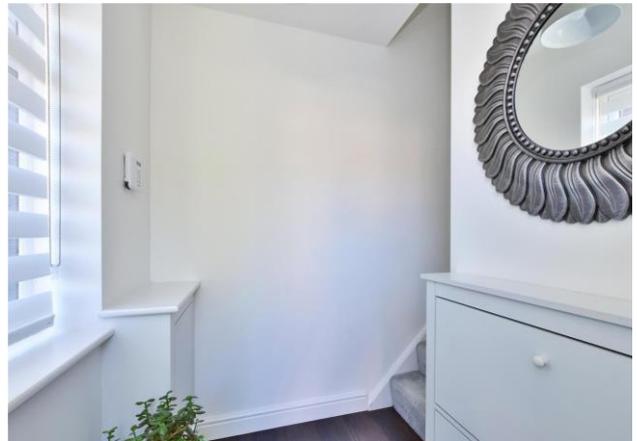
**AGENT'S NOTE**

**Mortgage Advice Bureau (MAB)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

**Home Legal Services (HLS)**

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.