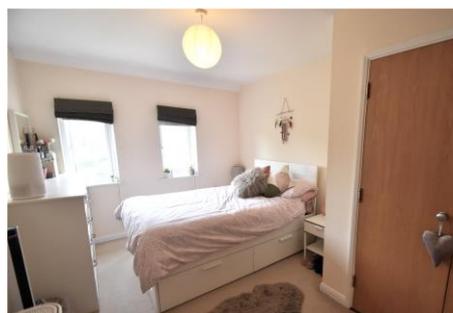


The **Frost** Partnership

Amersham Lettings: T: 01494 722588 E: amersham@frostlettings.co.uk

57 Gilbert Scott Court, Old Amersham, Buckinghamshire, HP7 0AR

£1,400 per month



- Prestigious gated development
- Top floor west-facing apartment
- 2 Double bedrooms & 2 bathrooms

- Allocated parking for 2 vehicles
- Lift to all floors
- Available late June

A smart top floor apartment in this highly sought after development, located within minutes' walk of Old Amersham high street. The property offers 2 double bedrooms, 2 bathrooms and living/dining room with a west-facing Juliet balcony and a fully fitted kitchen.

Gilbert Scott Court has a lift to all floors available.

The Property:

There are 2 allocated parking spaces with the property as well as additional guest parking. (One space within the gated underground parking and one space at ground level outside the apartment block.)

The development is beautifully maintained and secured by electric gates.

Accommodation:

Main bedroom has built in cupboards and en-suite shower room. Bedroom two with built in cupboards. Lounge has Juliette balcony, separate kitchen with fitted appliances and family bathroom. There are further storage cupboards to the hall area.

Amersham:

Amersham, in the semi-rural Chilterns district of South Bucks, is a highly sought after market town within easy commuting distance of London. It offers both mainline and underground stations with a 33 minute train journey to London Marylebone from its mainline railway station or 47 minutes on the Metropolitan line into Baker Street.

There's also easy access to the M25 and M40 and the A40 direct into central London.

A superb range of schools in Amersham includes the excellent Chestnut Lane and Elangeni School at primary level and two secondary schools; Dr Challoner's Grammar School for boys and the Amersham School.

Amersham is also in catchment for both Dr Challoner's High School for girls and Chesham Grammar School (co-ed). With two private prep schools; The Beacon School (boys) and Heatherton House (girls), Amersham is also served by Amersham & Wycombe College for further education.

Both old and new town have plenty of lively cafes, pubs and restaurants. There's a good retail mix of local independent traders and high street stores whilst larger shopping centres can be found at High Wycombe, Watford and Uxbridge.

Sports enthusiasts will enjoy Amersham Pools and Gym as well as several golf courses, rugby, cricket and tennis clubs in the area. Meanwhile, the Chilterns area of outstanding natural beauty offers spectacular walking and cycling on the picturesque Chilterns Cycleway.

VIEWING

Via The Frost Partnership, Hill Avenue, Amersham, Buckinghamshire

Telephone: 01494 722588 Email: amersham@frostlettings.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.