



WILSON HEAL

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



25 Stubwick Court  
Old Saw Mill Place  
Amersham  
Buckinghamshire  
HP6 6FF

Situated on the popular Turners Field development, this spacious first floor apartment is presented to a very high standard. Having been upgraded by the current vendors, the property offers well-appointed and contemporary accommodation throughout, and makes for an ideal First Time Buyer, investors' purchase. Situated in a quiet cul de sac location, the property is offered with no onward chain.

Guide Price: £289,000



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**Directions:** From our office in Little Chalfont proceed along the White Lion Road turning right at the traffic lights into Bell Lane. Take the second turning left then first right into Old Saw Mill Place and Stubwick Court is the next turning on the right. The property can be found in the apartment block on the left.

**Location:** The property is ideally situated within close proximity to both Little Chalfont and Amersham, which offer a variety of shopping facilities, Metropolitan and Chiltern line service to London and highly regarded schools.

**Benefitting from:** Security Entry Phone System, Hallway, Living Room, Modern Fully Integrated Kitchen with Granite Worktops, Double Bedroom with Juliet Balcony, Modern Bathroom Suite, Double Glazed Windows, Gas Central Heating, Allocated Parking, Leasehold Term 125 years from 01/01/2011, Service Charge £1490 per annum.

**The Property:** On entering the property, the hallway opens out to access all rooms and has a storage cupboard with access to boiler and electrics. Wood flooring throughout living and hallway.

**Living Room:** Living/dining area with main window, decorated to a high standard. Wood flooring throughout living and hallway.

**Kitchen:** Newly refurbished kitchen with Granite worktops. Property benefits from 1 year old washer/dryer, and 1 year old dishwasher. New gas hob and hood. Integrated appliances throughout kitchen, with a new Belfast Sink. Modern tiled kitchen flooring.

**Bathroom:** Newly refurbished bathroom. Bath/shower benefits from a newly installed shower door. New cabinet sink installed for extra storage space. Modern tiled flooring.

**Bedroom:** Double bedroom, with Juliet balcony overlooking greenery. The bedroom has a built-in wardrobe.

**Outside The Property** The property benefits from an allocated parking space with ample visitor parking spaces available.



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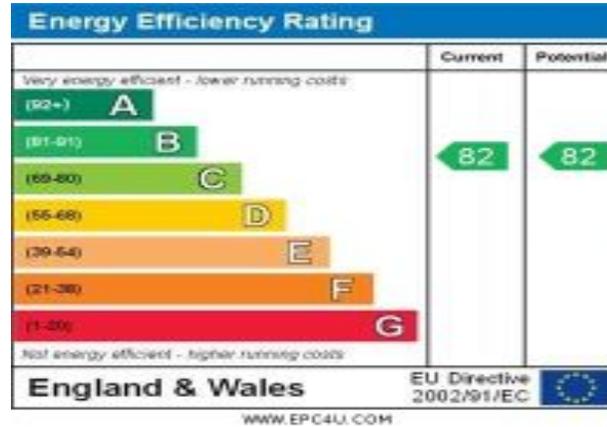




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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.



**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



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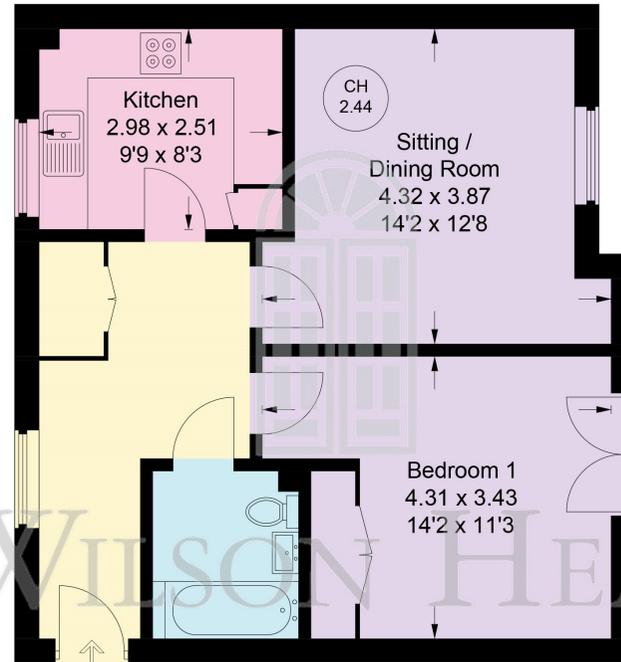
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### Stubwick Court, Old Saw Mill Place

Approximate Gross Internal Area = 51.5 sq m / 554 sq ft



CH  
2.44 = Ceiling Height



IN  
**First Floor**

Floor Plan produced for Wilson Heal by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.