



23 Snells Wood Court, Little Chalfont - HP7 9QT

Guide Price £650,000

 **TIM RUSS**
& Company



23 Snells Wood Court

Little Chalfont, Amersham

- Spacious Ground Floor Apartment
- Two Bedrooms Two Bathrooms
- Recently Redecorated & Carpeted
- Two Reception Rooms
- Private, Covered Patio
- Prestigious & Convenient Location
- Garage In Nearby Block
- No Onward Chain

Snells Wood Court is a highly sought after location in Little Chalfont within the catchment area for the sought after high performing grammar schools of Dr Challoner's High school for girls and Dr Challoner's boys grammar school in Little Chalfont and Amersham respectively. The main line and underground station at Chalfont and Latimer is less than 700 yards away, which falls within Zone 8 of the Metropolitan line, thus providing more frequent services than either of the Zone 9 stations of Amersham and Chesham as both trains stop here. The motorway network is accessed by the M25, a 10 minute drive away, and Heathrow in 20 minutes. Little Chalfont is a thriving village with good local shops, a pub and restaurants and nearby Amersham offering Waitrose, M&S Food, Tesco and a superb range of high quality pubs and restaurants in the Old Town.



23 Snells Wood Court

Little Chalfont, Amersham

A well-proportioned and thoughtfully designed ground floor apartment situated in this prestigious location conveniently situated only a short walk from the village facilities and station.

The property provides spacious living accommodation throughout while overlooking the beautiful communal gardens via a covered private patio. The property has been recently redecorated and carpeted and is offered chain free, set in 3.75 acres of glorious communal grounds.

In brief the accommodation comprises entrance hall, living room, dining area, well equipped kitchen, shower room, two double bedrooms both with built in wardrobes and en-suite bathroom to the main bedroom, a single garage is situated in a nearby block.

Council Tax band: G

Tenure: Share of Freehold

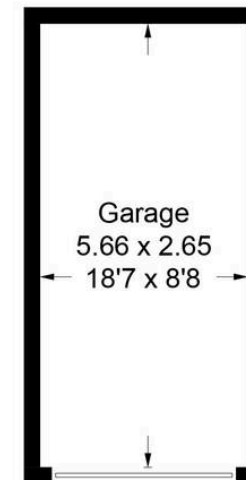
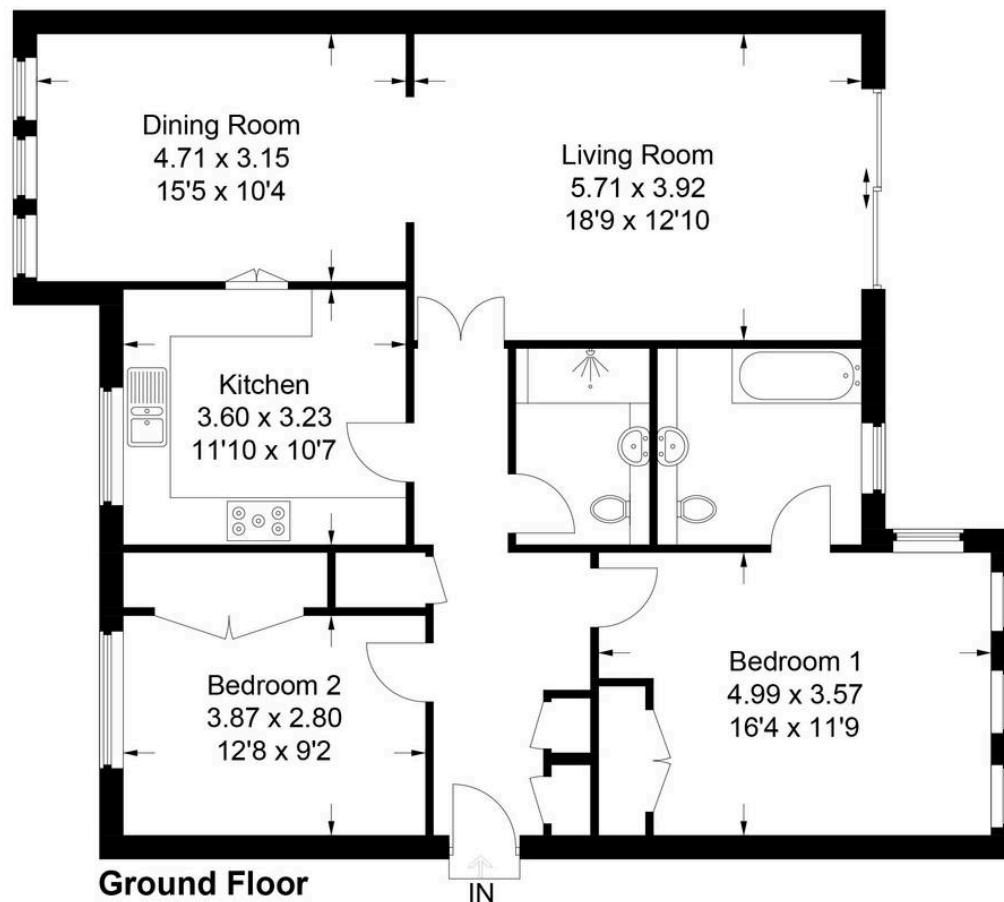
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Lease 957 years remaining

Service Charge £3,683 per annum





(Not Shown In Actual
Location / Orientation)

23 Snells Wood Court

Approximate Gross Internal Area = 120.2 sq m / 1294.3 sq ft (Including Garage)

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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