

LOT  
3

4 Whieldon Close, Old Amersham, Bucks HP7 0HY

**Guide Price £250,000**

**VACANT TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN, IDEAL FOR INVESTMENT**



The property is located just off Whieldon Street within the heart of Amersham Old Town. The new part of town is within one mile with Metropolitan Line services into London. Further rail services are available within three miles at Chesham Station and Chalfont and Latimer Station. The area is well served by bus routes, schools and recreational facilities. Good road links are easily accessible including the M25 London Orbital Motorway that provides excellent access to the airports and other major routes. The property is a spacious two bedroom ground floor maisonette that benefits from its own entrance and an enclosed well-kept garden. The dwelling also benefits from gas fired central heating and double glazing. This lot is sold with the benefit of vacant possession and will be of interest to investment buyers and owner occupiers.

#### ACCOMMODATION

Porch, Reception Room, Kitchen, Bedroom One, Bedroom Two, Bathroom, Garden.

#### TENURE

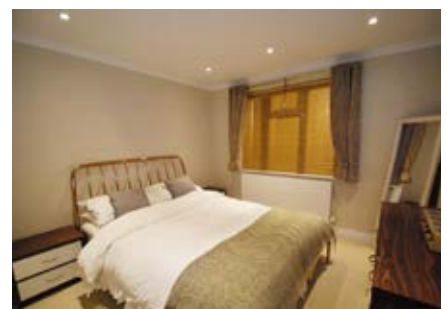
Leasehold 125 years from and including 28 September 2012. Thus approximately 112 years unexpired.

#### LOCAL AUTHORITY & TAX RATING

Buckinghamshire Council Tax Band C  
EPC Band C

#### VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN