DIAMOND COURT

AMERSHAM

8 NEW CONTEMPORARY HOUSES
SET IN THE HISTORIC TOWN OF OLD AMERSHAM

Diamond Court

Nestled in the Chiltern Hills, within the confines of the quintessential British market town of Old Amersham, Diamond Court provides a unique balance of modern living with the benefit of being in the heart of the Old Town and its local shops and eateries.

Diamond Court is an exclusive development of just 8 houses in a gated setting within the historic town of Old Amersham. Accessed directly from Whielden Street, in the heart of the Old Town, Diamond Court offers a choice of 3 and 4 bedroom houses.

The houses have been architecturally designed and fitted to reflect the local character of the surroundings. This includes; timber framed windows, local bricks from HG Matthews in Chesham, grey headers and flemish bond brickwork, whilst at the same time fulfilling the needs of modern living such as; en suite bathrooms, fitted wardrobes, fully integrated kitchens and structured wiring for internet and digital / satellite TV.

Diamond Court provided the perfect opportunity to create a stylish residential scheme incorporating detached, semi-detached and terraced houses, built to modern housing standards and with amenities and specifications more associated with high end central London residential developments.

Highlights of the Development include:

- 3x Detached Three Bedroom Houses
- 3x Terraced Four Bedroom Houses
- 1x Semi-Detached Three Bedroom House
- 1x Semi-Detached Four Bedroom House
- Private Gated Entrance
- Freehold
- In the heart of historic Old Town

Transport Links

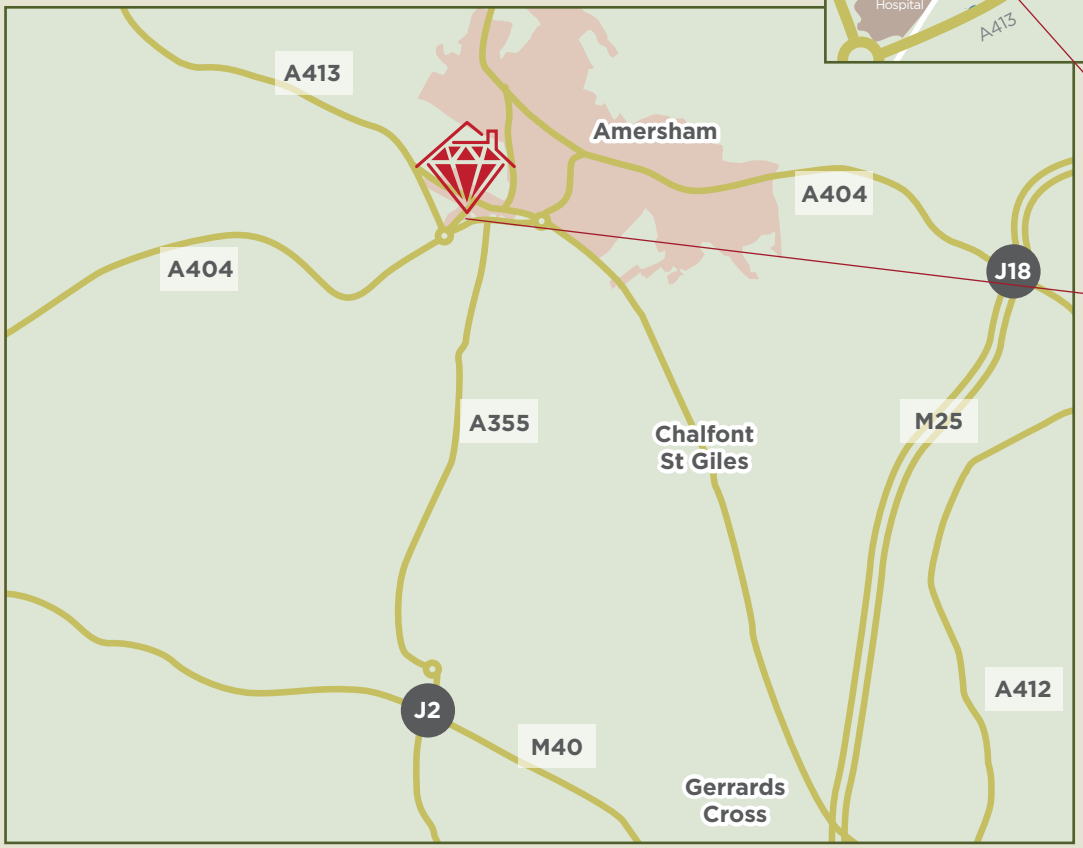
Amersham provides a fast and frequent London commuter service via the Metropolitan/Chiltern line to Baker Street/Marylebone and the City respectively with indicative times as follows –

Marylebone 34 Mins

Baker Street 45 Mins

Moorgate 58 Mins

In addition to the excellent rail links, Amersham offers a comprehensive access to the general motorway network and airports, with the M25 (J18) Chorleywood and the M40 (J2) Beaconsfield both around 6 miles away.



1-8 DIAMOND COURT
AMERSHAM
BUCKS
HP7 0BY

AMERSHAM

Amersham Old Town retains the same general appearance that it displayed during the 17th and 18th centuries, although the origins of the town go back to pre Saxon times. In 1200 King John granted the town a Charter for a market and fair, which is still held every year in September. Today the town is a vibrant centre with its wide high street offering a picturesque collection of period buildings with cottages and town houses, together with boutique shops and a large number of cafes, restaurants and coaching inns.

St Mary's Church, the Market Hall, built in 1682, and The Kings Arms are some of the landmark buildings.

At the southern end of The Broadway and catering for everyday requirements is a Tesco superstore. Station Road leads up to Amersham on the Hill, known locally as 'top Amersham', where there are comprehensive shopping facilities including both Waitrose and Marks & Spencer food halls.

The area is surrounded by glorious Chiltern countryside, designated an 'area of outstanding natural beauty', which will appeal to both walkers and horse riders.

Amersham also provides an excellent mix of state and independent schools - such as Dr Challoner's Grammar School for Boys, Dr Challoner's High School for Girls and Chesham Grammar School - this factor is undoubtedly one of the major draws for families looking to relocate to the area.

Gilbey's
SARACENS HEAD INN

THE EAGLE

The developer, Panorama Property prides itself on its ethos of "better by design" and thus tries to ensure a meticulous attention to detail in delivering well considered and functional living spaces, maximising the practical use of internal and external space. This is then complimented by the specification and use of high quality materials and fixtures and fittings throughout.

Service Charges and Communal Spaces

The houses and parking spaces at Diamond Court will be sold freehold. Please refer to the block plan for parking space allocation.

There are three designated visitor parking spaces together with communal landscaping, entrance gate, private driveway/paths, bin store and services. A residents' management company, Diamond Court Management Ltd, has been formed to manage these communal areas. Each buyer will be registered as a member of the management company and the freehold title to the communal areas will be transferred to the management company following the sale of all the houses. Each buyer will contribute towards the annual costs of maintaining and repairing the communal areas; a provisional budget of annual costs will be supplied with the legal pack.

Accommodation Schedule

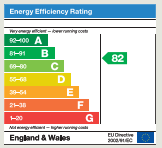
House No.	Storey	Type	Aspect	Beds	Baths	Parking Spaces	GIA (sq ft)	GIA (sq m)
1	2	Det	SW	3	2	P5, P6	1,312	122
2	2.5	Semi	SW	4	3	P7, P9	1,400	130
3	2.5	Terr	SW	4	3	P8, P10	1,400	130
4	2.5	Terr	SW	4	3	P12	1,400	130
5	2.5	Terr	SW	4	3	P13	1,400	130
6	2	Semi	SW	3	2	P14, P17	1,305	121
7	2	Det	SE	3	2	P15, P16	1,500	139
8	2	Det	SE	3	2	P1, P2	1,500	139

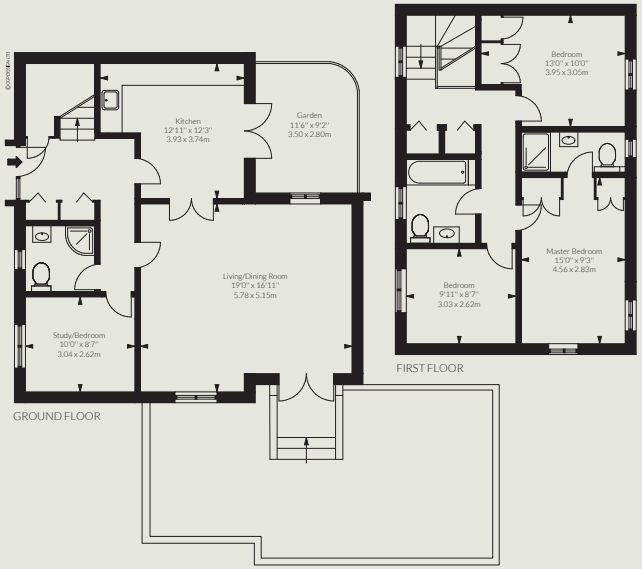
HOUSE 1
HOUSE 2
HOUSE 3
HOUSE 4
HOUSE 5
HOUSE 6
HOUSE 7
HOUSE 8

DIAMOND COURT
AMERSHAM

HOUSE 1

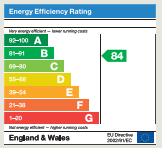
Approximate Gross Internal Area
1,312 sq ft / 121 sq m
Predicted Energy Assessment B

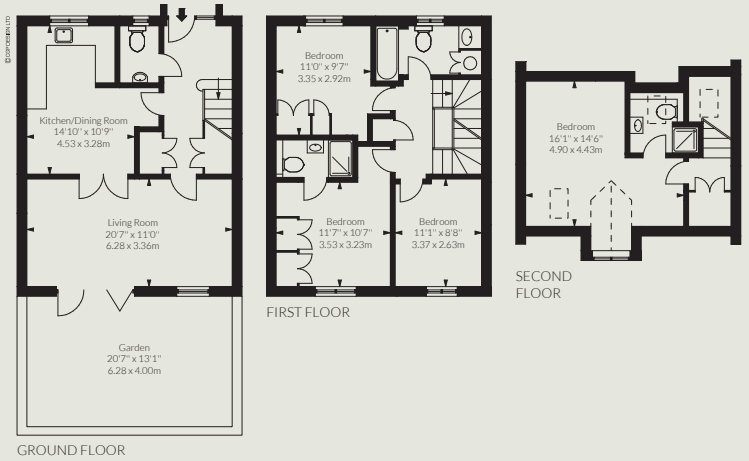




HOUSE 2

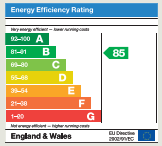
Approximate Gross Internal Area
1,400 sq ft / 130 sq m
Predicted Energy Assessment B

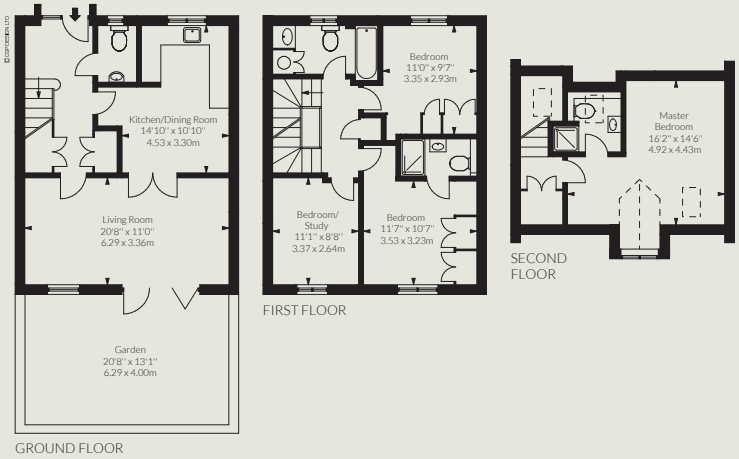




HOUSE 3

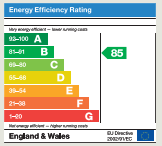
Approximate Gross Internal Area
1,400 sq ft / 130 sq m
Predicted Energy Assessment B

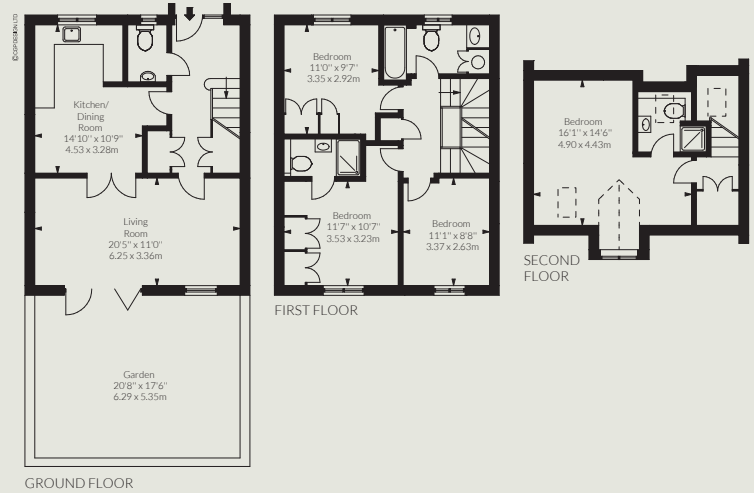




HOUSE 4

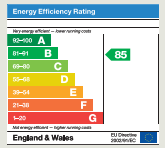
Approximate Gross Internal Area
1,400 sq ft / 130 sq m
Predicted Energy Assessment B

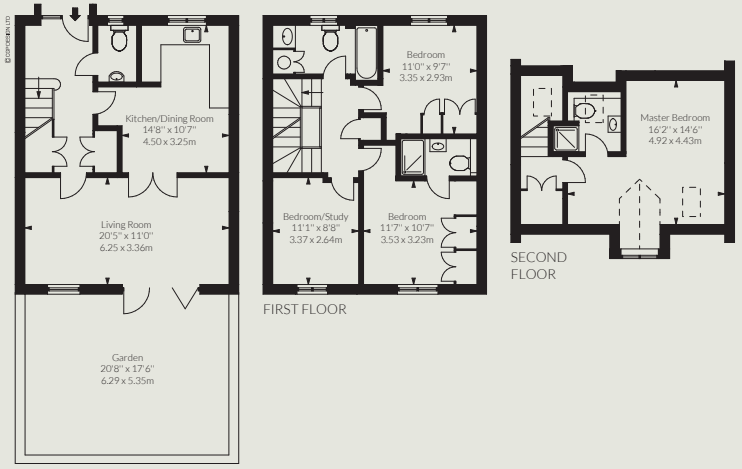




HOUSE 5

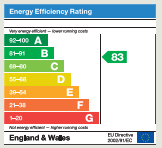
Approximate Gross Internal Area
1,400 sq ft / 130 sq m
Predicted Energy Assessment B

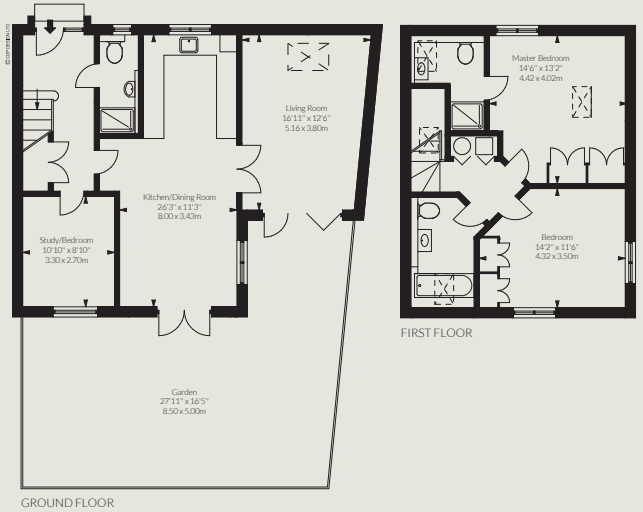




HOUSE 6

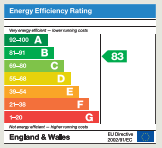
Approximate Gross Internal Area
1,305 sq ft / 121 sq m
Predicted Energy Assessment B

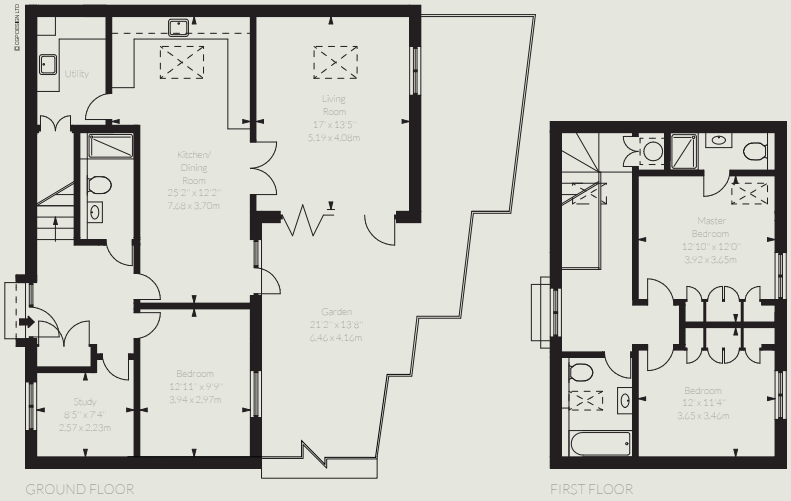




HOUSE 7

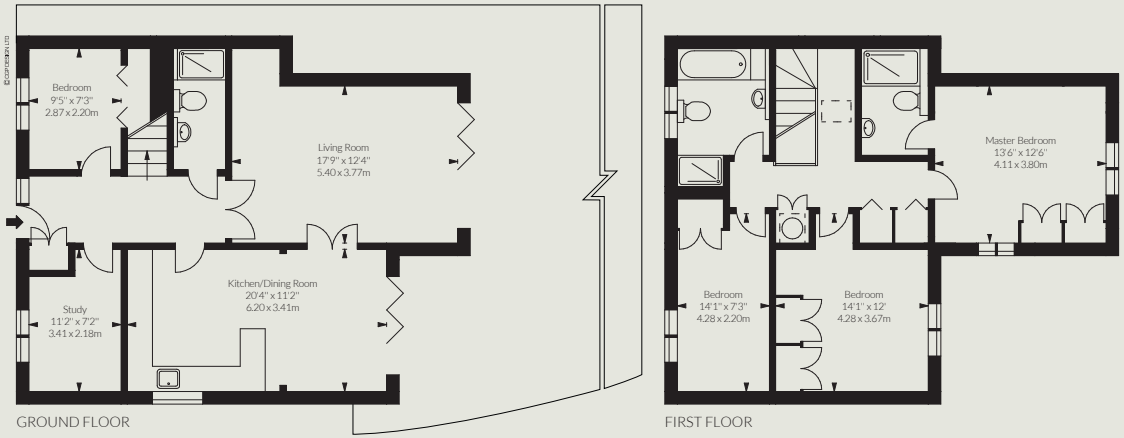
Approximate Gross Internal Area
1,500 sq ft / 139 sq m
Predicted Energy Assessment B





HOUSE 8

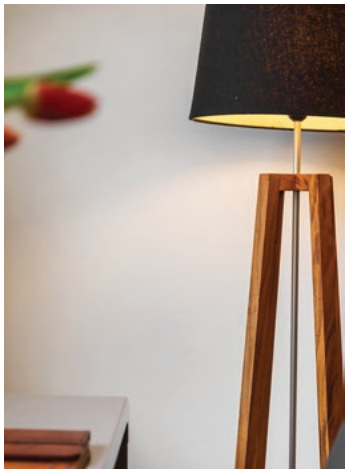
Approximate Gross Internal Area
1,500 sq ft / 139 sq m
Predicted Energy Assessment B



SPECIFICATION

The Interiors at Diamond Court have been hand picked to ensure a blend of modern fittings with some more traditional materials to give them some "Old Amersham" charm. Ranging from tumbled limestone floors and tongue and grooved Oak doors to modern fitted kitchens with Siemens or Bosch Appliances, as well as a selection of granite or Compaq worktops. Diamond Court cleverly captures the practicalities of contemporary living with attention to detail in all areas of the home.

	House 1	House 2	House 3	House 4	House 5	House 6	House 7	House 8
Kitchen								
High White Gloss laminate door fronts	•					•	•	•
Oyster Shaker Door and S/S Handles		•	•	•	•			
Compaq Venecia worktops with 100mm upstand and hob back plate	•					•	•	•
Black Granite worktops with 100mm upstand and hob back plate		•	•	•	•			
Integrated 70/30 Fridge Freezer	•	•	•	•	•	•	•	•
Integrated Dishwasher	•	•	•	•	•	•	•	•
Siemens Built in Oven, Microwave, Gas Hob, Extract Fan	•					•	•	•
Bosch Built in Oven, Microwave, Gas Hob, Extract Fan		•	•	•	•			
Bathrooms								
Sanitaryware by Roca	•	•	•	•	•	•	•	•
Crosswater Taps and Shower Mixers	•	•	•	•	•	•	•	•
Bette Form Steel Bath	•	•	•	•	•	•	•	•
Electric Chrome Towel Rails	•	•	•	•	•	•	•	•
Floor & Tile Finishes								
Entrance Hall, Cloakroom & Kitchen - Dijon Tumbled Limestone	•					•	•	•
Entrance Hall, Cloakroom & Kitchen - Jura Multicolour Porcelain Tiles		•	•	•	•			
Family Bathroom - Blanco Brillo Wall Tiles, Wood Effect Floor Tiles	•	•	•	•	•	•	•	•
Master Bathroom - Porcini Emperador Polished Marble	•					•	•	•
Master Bathroom - Ecru Honed Marble		•	•	•	•			
Engineered Silver Oak Flooring to Ground Floor living and dining areas	•	•	•	•	•	•	•	•
Wool Carpet to Stairs, Upstairs Hallway & Bedrooms	•	•	•	•	•	•	•	•
General								
Fitted Wardrobes to Master and Second Bedroom	•	•	•	•	•	•	•	•
Low Energy Fittings used throughout	•	•	•	•	•	•	•	•
Gated private entrance to Diamond Court	•	•	•	•	•	•	•	•
Wiring for Burglar Alarm to all units	•	•	•	•	•	•	•	•
Raj Indian Sandstone Terraces & Patios	•	•	•	•	•	•	•	•
Gas Boiler with Radiators in First and Second Floors	•	•	•	•	•	•	•	•
Water underfloor heating to ground floor rooms	•	•	•	•	•	•	•	•
Data network cabling, Satellite & digital TV	•	•	•	•	•	•	•	•



Reservation Procedure

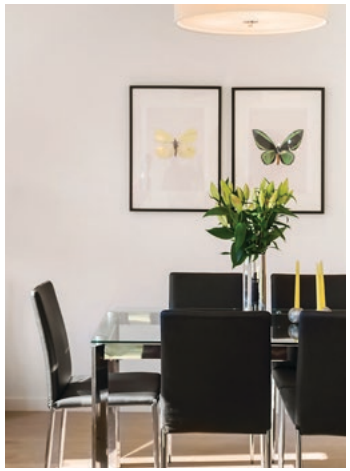
Before making an offer, a prospective purchaser will be required to qualify their ability to proceed by Savills, the appointed Sole Agents on the Development.

Matters that will be taken into account prior to acceptance of an offer will be: the ability of potential buyers to secure adequate mortgage funds to complete on the purchase of a property, and the existence of a property chain. Cash buyers will be required to show proof of funds.

If an offer is accepted, a purchaser must instruct a solicitor to act on their behalf. Savills will have details of a local recommended solicitor who will have already received and approved a conveyancing pack and Title documents for the property in order to smooth the transaction process. A purchaser is, however, at liberty to instruct any firm of solicitors, but the purchaser should be aware of their obligation to exchange contracts within 28 days of their solicitor receiving the contract. Failure to do so may result in the contract being withdrawn.

To complete the Reservation procedure a Reservation form must be completed and a deposit of £2,000 must be paid. Should the purchaser either fail to proceed, or if the contract is withdrawn because the purchaser has failed to meet the 28 day exchange period, an administration fee of £1,000 will be levied and thus £1,000 of this £2,000 deposit is NON REFUNDABLE.

Upon exchange of contracts 10% of the purchase price is payable less the reservation fee. The balance of the purchase money is payable upon legal completion.



Structural Warranty

Each House at Diamond Court will have the benefit of a 10 year Housing Warranty Insurance Policy provided by BLP. BLP is a division of Allianz Global.

Upon practical completion, each house will be provided with an insurance certificate from BLP, which has a unique reference number for their property. This warranty is specific to the house, not the Owner, and therefore can be handed down from Owner to Owner for the duration of the warranty period.

Full details of the Housing Warranty and its limitations will be in the legal pack provided to your appointed solicitor.

Architects illustration

A PANORAMA Property Development

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