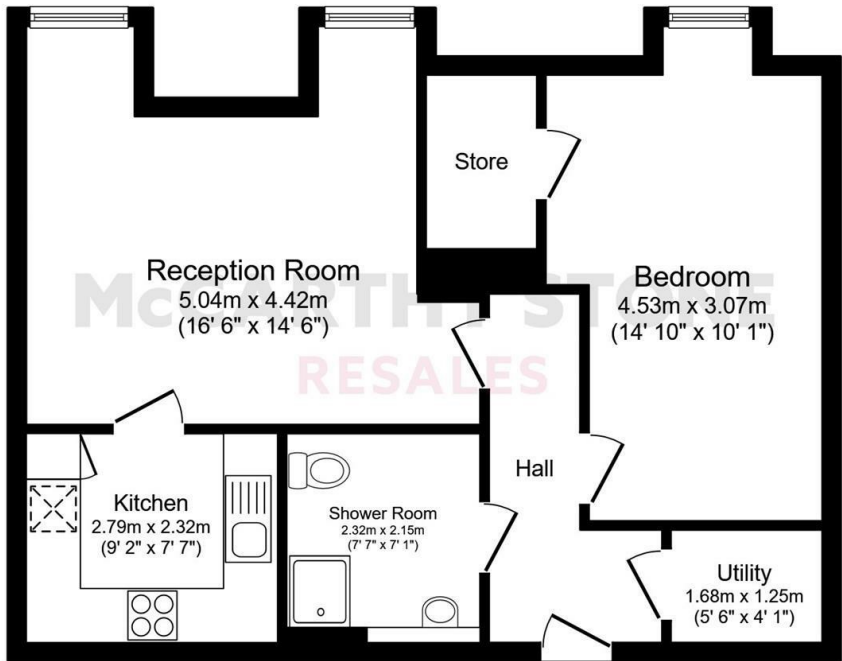


29 Chiltern Place

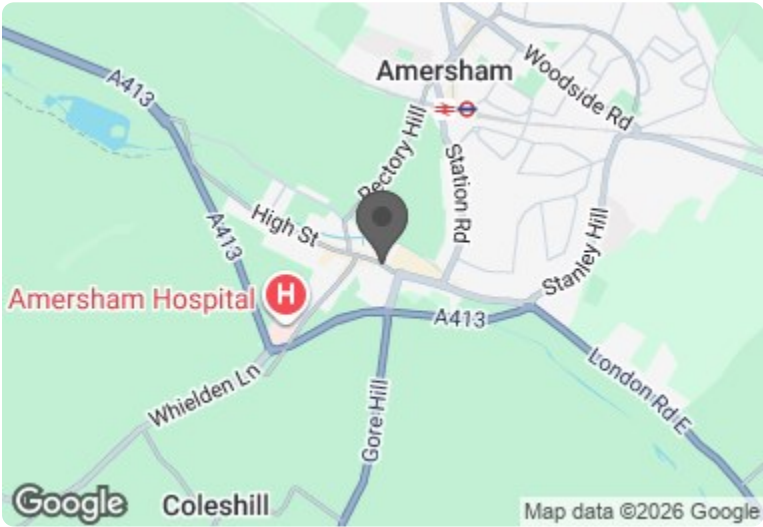
59-61 The Broadway, Amersham, HP7 0HL

PRICE
REDUCED



Total floor area 56.5 m² (608 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £415,000 Leasehold

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59-61 The Broadway, Amersham,

Chiltern Place

Located along one of the town's main streets, you'll have everything at your fingertips, from supermarkets to local restaurants and boutiques. Residents are able to enjoy the on-site communal lounge and a landscaped garden. The restaurant provides freshly prepared lunches daily. The Guest Suite is perfect for any visitors who wish to stay overnight. The development is extremely secure, with a camera entry system, and intruder alarms.

The dedicated Estate Manager and CQC qualified staff are on site 24/7, 365 days a year. For those with limited mobility, the whole development is wheelchair accessible and there is domestic assistance for anybody who needs a helping hand.

Local Area

Amersham is a quaint market town within the Chiltern district. Located 30 miles northwest of London and has recently been voted as one of the best places to live in Buckinghamshire.

Amersham was crowned overall winner at the 2022 finals Britain in bloom and achieved a Gold award in the Town Centre category, an inspirational culture of connection through horticulture. It's far enough to let you get away from the capital's hustle and bustle, but still visit by car or train. Amersham is tucked away in the Chilterns Area of Outstanding Natural Beauty, known for its beautiful green rolling hills, streams and rivers.

Amersham itself is divided into two parts, Old Amersham, set in the valley of the River Misbourne, and Amersham-on-the-Hill, a newer area with a train station. The town has several picturesque pubs, a museum displaying the local history and a 13th-century parish church. For more active homeowners, there is also a large playing field, a swimming complex, football club, judo centre and plenty of walking, cycling and hiking trails.

Entrance Hall

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Walk-in storage cupboard. Doors leading to living room, bedroom and wet room.



Living Room

Spacious living room with two double glazed dormer windows and ample room for a dining table. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two electric wall mounted radiators, raised electric sockets and fitted carpets. Door leading to a separate kitchen.

Kitchen

A modern and fully fitted kitchen with a range of wall & base units and pan drawers with a worktop over. Waist height electric oven and built in microwave. Four ring electric hob with glass splash back. Sink with mixer tap. Integrated fridge/freezer, dishwasher. Sky light, ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

Bedroom

Spacious double bedroom with a dormer window. TV & telephone points, ceiling light, raised electric sockets and fitted carpets. Walk-in wardrobe providing plenty of hanging rails and shelving.

Wet Room

Fully fitted wet room with a shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Ceiling spotlights.

Service Charge

- Onsite Estate Manager
- 24-hour emergency call system and team
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- 1 hour weekly domestic assistance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £13,672.66 for financial year ending 30/09/2027.



1 Bed | £415,000

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

Lease Information

Ground rent annual charge: £435 to be reviewed 1st January 2034
Lease length: 999 Years from 2019
Ground rent review: 2034

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Ownership

£415,000 is for 100% ownership, Can purchase anywhere between 50% - 100%

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT



PRICE
REDUCED