



The Pound House Waterside, Chesham HP5 1PD

welcome to

The Pound House Waterside, Chesham

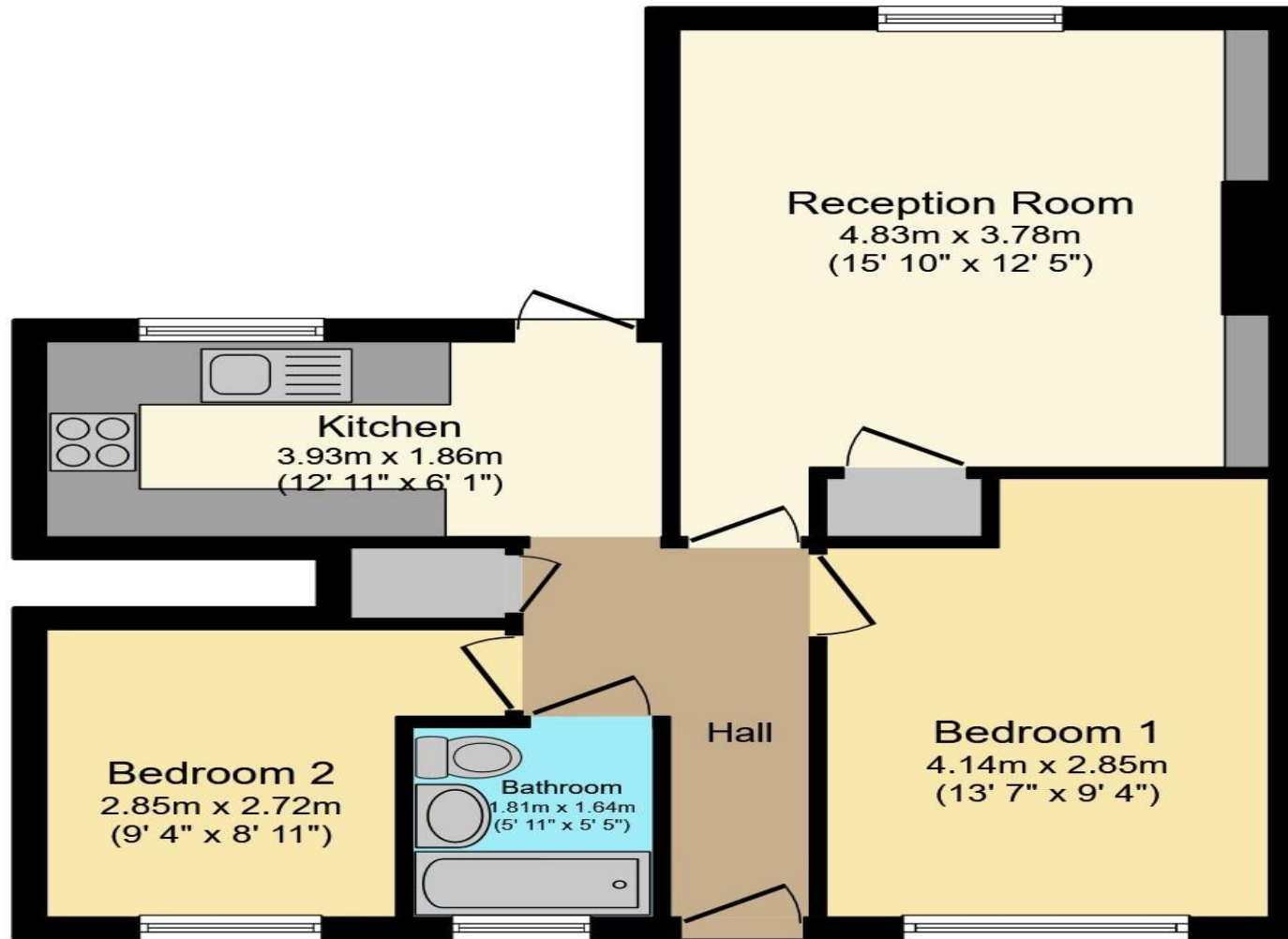
This two bedroom ground floor flat offers spacious accommodation for a single person working from home or a couple with small children.

Enter the property into a hallway with doors leading to the bathroom, two bedrooms, kitchen and lounge/diner plus a storage cupboard. The main bedroom has fitted cupboards and large picture window. The second bedroom is currently being used as a home office.

The property is within easy reach of the metropolitan line and town centre which means this property is a must see for any investment or first time buyers.

Chesham is a market town and civil parish in Buckinghamshire, England. It is 11 miles south-east of the county town of Aylesbury and 25.8 miles north-west of Charing Cross, Central London, and is part of the London commuter belt, the Metropolitan Line. Chesham has easy access to the A41, M1 and M40 motorways.





Entrance Hall

Kitchen

12' 11" x 6' 1" (3.94m x 1.85m)

Lounge

15' 10" x 12' 5" (4.83m x 3.78m)

Bedroom 1

13' 7" x 9' 4" (4.14m x 2.84m)

Bedroom 2

Irregular Shaped Room 9' 4" max x 8' 11" max (2.84m max x 2.72m)

Bathroom

5' 11" x 5' 5" (1.80m x 1.65m)

Total floor area 52.4 sq.m. (564 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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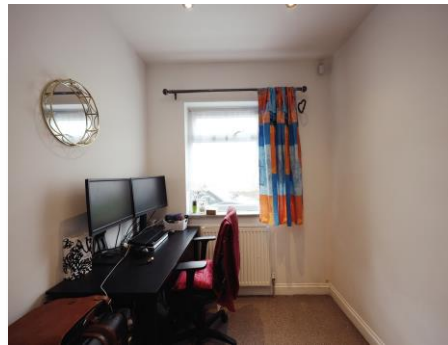
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- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN WITH BUILT IN OVEN AND HOB
- BATHROOM WITH SHOWER OVER THE BATH

Tenure: Leasehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 188 years from 25 Dec 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CSM102888 - 0004


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