

From: james Wood [mailto:james.g.wood21@gmail.com]
Sent: 22 December 2023 11:04
To: Anita Harris <Anita.Harris@brownandmerry.co.uk>
Cc: james wood <james.g.wood@btinternet.com>; Perry Dray <Perry.Dray@brownandmerry.co.uk>
Subject: Re: 2 Cooks Yard - property details approval

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Morning Anita.

Looks good, thanks for the quick turnaround.

P.S. you asked me if my flat is in a conservation area yesterday (it is!). You probably already have this but I found a map of Chesham's conservation area here under "Chiltern Area": <https://www.buckinghamshire.gov.uk/planning-and-building-control/heritage/conservation-areas-in-buckinghamshire/>.

Is there anything else you need from me pre-launch? I will double check the sellers form you kindly filled in yesterday over the next week.

Thanks

James

On Fri, 22 Dec 2023 at 09:12, Anita Harris <Anita.Harris@brownandmerry.co.uk> wrote:

Good morning James

Please see the following amended descriptions – the key features are limited to 8 points so I am unable to add all of them but have done my best to ‘double up’ on some of them and I’ve also added a location note in the long description. Please let me know asap if you are happy for us to proceed.

Short description

A stunning two bedroom first floor apartment with a large loft, two en-suite bathrooms and a courtyard garden within walking distance from the Metropolitan Line, Lowndes Park and town centre. Set in a pretty courtyard within the heart of the old town conservation area in a gated development.

Long description

Enter the property through its own ground floor entrance and take the stairs in the hallway to the living area and both bedrooms. The spacious kitchen/reception room with its beautiful wood floor and decorative fireplace offers open plan living with a contemporary feel. With skylights over the fitted kitchen area and windows in the reception area there is plenty of natural light. The modern quality kitchen has integrated appliances including an oven, induction hob with extractor over, slimline dishwasher, fridge, freezer and washer/dryer.

Both double bedrooms have built in wardrobes and each has an en-suite with underfloor heating. Additional storage space is available as the flat benefits from a large loft.

The front door of the property is accessed via a charming picket fenced garden with a patio area ideal for outside relaxation and dining. There is allocated parking for one car immediately adjacent to the flat's garden. The flat resides within a pretty gated courtyard

With easy access to countryside walks, Lowndes park and the Metropolitan Underground station as well as the town centre the property offers something for everyone.

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.

Key Features

FIRST FLOOR MAISONETTE IN GATED DEVELOPMENT

SPACIOUS OPEN PLAN KITCHEN/RECEPTION ROOM

TWO DOUBLE BEDROOMS

TWO EN-SUITE BATHROOMS

ALLOCATED OFF-ROAD PARKING

EASY ACCESS TO TOWN CENTRE & LOCAL AMENITIES

SHORT WALK TO UNDERGROUND STATION

SHARE OF FREEHOLD & NO ONWARD CHAIN

Anita Harris

Administrator



3 Market Square, Chesham, Buckinghamshire, HP5 1HG

T 01494 775650



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From: james Wood [mailto:james.g.wood21@gmail.com]

Sent: 21 December 2023 19:31

To: james wood <james.g.wood@btinternet.com>

Cc: Anita Harris <Anita.Harris@brownandmerry.co.uk>; Perry Dray <Perry.Dray@brownandmerry.co.uk>

Subject: Re: 2 Cooks Yard - property details approval

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Hi Anita,

Thanks for chatting. Please could you edit the key features and descriptions per the below?

Key Features:

Please change

- "Off road parking" to "Allocated off-road parking"

Please add in:

- No onward chain
- Private garden
- Gated development
- Large loft
- Intercom system

Short Description:

I still have the description from when I bought it from Brown & Merry 7 years ago which I think I prefer to the new one. Please can we use this as a base?

"A stunning two bedroom first floor apartment with a large loft, two en-suite bathrooms and a courtyard garden within walking distance from Lowndes Park and the town centre. Set in a pretty courtyard within the heart of the old town conservation area in a gated development".

Please can we tailor this so the walking distance line includes "within walking distance from the Metropolitan Line, Lowndes Park and town centre"?

I am unsure of the sentence in the version sent over " this two bedroom first floor maisonette provides ample space for a couple or two sharers" . I am concerned this may narrow the target audience so is it best left out?

Long Description:

I know you'll have your own formatting, but please can you change the long description to;

"Enter the property through its own ground floor entrance and take the stairs in the hallway to the living area and both bedrooms. The spacious kitchen/reception room with its beautiful wood floor and decorative fireplace offers open plan living with a contemporary feel. With skylights over the fitted kitchen area and windows in the reception area there is plenty of natural light. The modern quality kitchen has integrated appliances including an oven, induction hob with extractor over, slimline dishwasher, fridge, freezer and washer/dryer.

Both double bedrooms have built in wardrobes and each has an en-suite with underfloor heating. Additional storage space is available as the flat benefits from a large loft.

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Please then also continue to include the section about the market town beginning "Chesham is a market town..."

Please call if you have any questions. I'm around tomorrow morning so will wait for the amended version for my sign off.

Thanks

James

On Thu, Dec 21, 2023 at 11:18 AM james wood <james.g.wood@btinternet.com> wrote:

Hi Anita

Thanks - am just in meetings but will call you before 2.30.

Are there any sections in particular I've missed that are critical to advertise please? The sections I missed are all marked as optional and would require me to do quite a lot of digging to get the content. If so I'll try and dig out before calling.

Thanks

James

----- Original Message -----

From: "Anita Harris" <Anita.Harris@brownandmerry.co.uk>

To: "james.g.wood@btinternet.com" <james.g.wood@btinternet.com>

Cc: "Perry Dray" <Perry.Dray@brownandmerry.co.uk>

Sent: Thursday, 21 Dec, 23 At 09:46

Subject: 2 Cooks Yard - property details approval

Good morning James

I hope this email finds you well

Please see the attached property details approval form showing the photos, floorplan and description that we have put together for use on the websites and the property brochure.

Please let me know asap, by email, if you are happy or if any changes are required.

Could you please also call me on 01494 775650 (before 2.30 today) as there a couple of missed sections on the Seller Enquiry Form that I need to discuss with you.

Many Thanks

Anita Harris

Administrator



3 Market Square, Chesham, Buckinghamshire, HP5 1HG

T 01494 775650



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