



**The Old Brewery Waterside, Chesham HP5 1PE**

**welcome to**

**The Old Brewery Waterside, Chesham**

Brown & Merry are happy to offer to the market this one bedroom 2nd floor apartment, within a short, flat, walk to Chesham High Street. The property is within easy reach of Chesham Underground station for commuting to London Marylebone or Baker Street and beyond.



This well-presented one bedroom second floor flat offers spacious, light and air, accommodation throughout. Enter the property from the shared side entrance and take the stairs to the second floor. Enter the flat via a hallway with doors leading to the spacious kitchen/reception room, the bedroom and contemporary shower room.

This property is within easy reach of the metropolitan line and town centre (0.3 mile) 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.

### **Kitchen/Reception Room**

19' max x 10' 3" max ( 5.79m max x 3.12m max )

### **Bedroom**

13' 2" max x 8' 11" max ( 4.01m max x 2.72m max )

### **Shower Room**

6' 5" max x 5' 5" max ( 1.96m max x 1.65m max )



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## The Old Brewery, Waterside

- SHARE OF FREEHOLD
- POTENTIAL TO BUY THE FREEHOLD OF THE ENTIRE BLOCK AND ALL 3 APARTMENTS FOR £690,000
- SECOND FLOOR APARTMENT
- FITTED KITCHEN IN OPEN-PLAN LIVING AREA
- SPACIOUS LOUNGE AREA

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 998 years from 06 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSM103044 - 0006

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.

  
brown & merry



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