





welcome to

Rose Court Chessmount Rise, Chesham

Two bedroom 2nd floor purpose built flat with great views and spacious living accommodation. Ideal as a first time purchase or an investment with an expected rental income of £1250 pcm.











Total floor area 58.6 m² (631 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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Hall

Kitchen

13' 9" x 6' 3" (4.19m x 1.91m)

Lounge/Diner

13' 4" x 13' (4.06m x 3.96m)

Bedroom 1

13' x 10' 4" (3.96m x 3.15m)

Bedroom 2

9' 7" x 7' 8" (2.92m x 2.34m)

Bathroom

10' 3" x 5' 9" (3.12m x 1.75m)

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Rose Court Chessmount Rise, Chesham

- TWO DOUBLE BEDROOMS
- PURPOSE BUILT 2ND FLOOR FLAT
- NEW LEASE TO 169 YEARS UPON COMPLETION
- NO FORWARD CHAIN
- SPACIOUS LOUNGE/DINER

Tenure: Leasehold EPC Rating: C

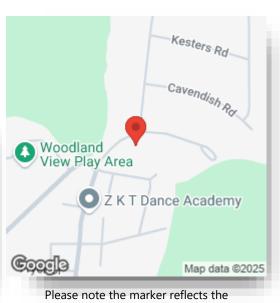
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1978 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000









view this property online brownandmerry.co.uk/Property/CSM103094



Property Ref: CSM103094 - 0005

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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are 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



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postcode not the actual property



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