



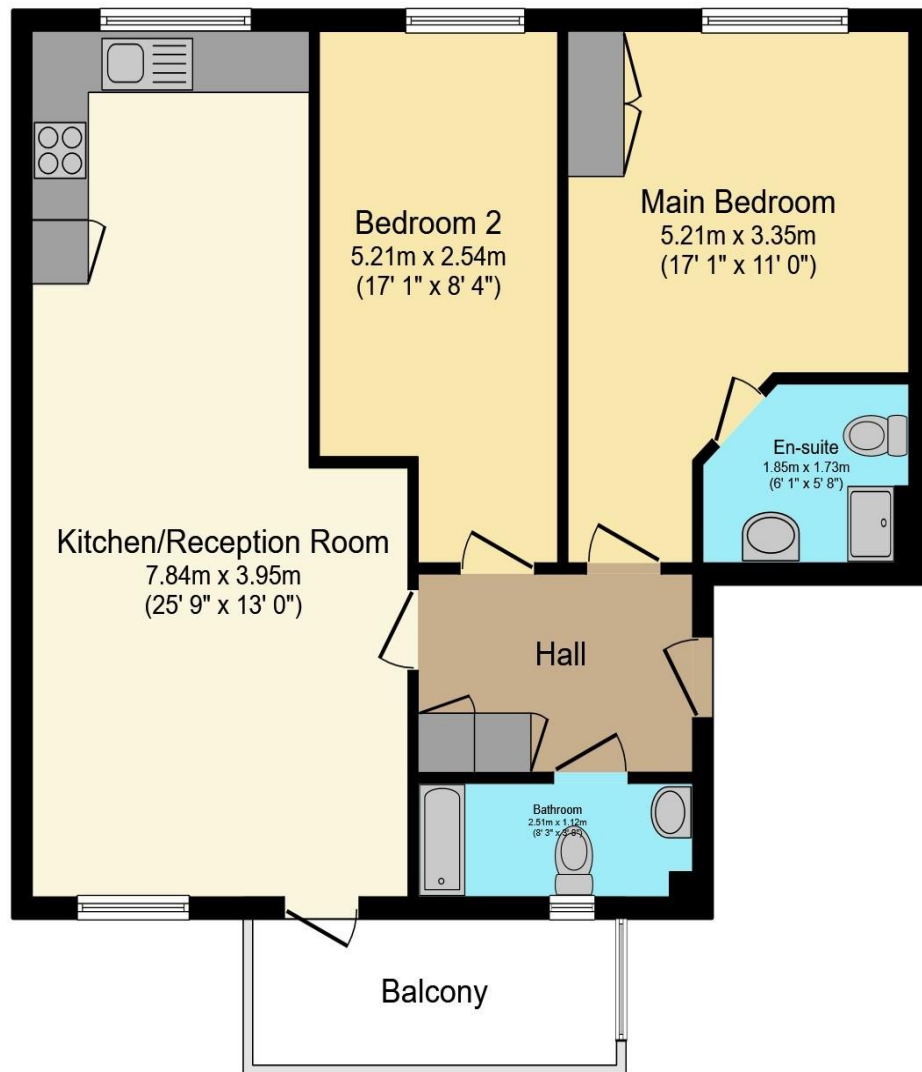
**Hawkes Court, Cameron Road Chesham HP5 3AW**



**welcome to**  
**Hawkes Court, Cameron Road Chesham**

First floor flat with two double bedrooms (one with en-suite shower room), open plan kitchen/reception room with balcony access, The property benefits from allocated parking in the gated private carpark and easy access to the town centre and underground station.





TOTAL: 93.5 m<sup>2</sup> (1,006 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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## Hallway

## Kitchen/Reception

25' 9" max x 13' max ( 7.85m max x 3.96m max )

## Bedroom 1

17' 1" max x 11' max ( 5.21m max x 3.35m max )

## En-Suite Shower Room

6' 1" max x 5' 8" max ( 1.85m max x 1.73m max )

## Bedroom 2

17' 1" max x 8' 4" max ( 5.21m max x 2.54m max )

## Bathroom

8' 3" max x 3' 8" max ( 2.51m max x 1.12m max )

welcome to

## Hawkes Court, Cameron Road Chesham

- 105 YEAR LEASE
- NO UPPER CHAIN
- GATED PARKING
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2959.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/CSM103122](https://brownandmerry.co.uk/Property/CSM103122)



Property Ref:  
CSM103122 - 0008

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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