



**The Courtyard, Red Lion Street, Chesham HP5 1FX**

**welcome to**

## **The Courtyard Red Lion Street, Chesham**

This spacious, two bedroom apartment is of relatively new build, being developed in 2016 by Ridgepoint Homes.

Entry to the apartment on the first floor, into the hallway with both bedrooms accessed on either side, the master benefitting from an en-suite shower room. The main bathroom is located to the right, just before a door which opens into the incredibly spacious and bright, open plan kitchen/lounge/dining area.

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.





### Hallway

### Kitchen/Reception Room

27' 4" max x 15' 3" max ( 8.33m max x 4.65m max )

### Bedroom 1

14' x 9' 3" ( 4.27m x 2.82m )

### En-Suite Shower Room

7' 11" x 3' 11" ( 2.41m x 1.19m )

### Bedroom 2

11' 1" x 8' 8" ( 3.38m x 2.64m )

### Bathroom

7' 9" x 6' 2" ( 2.36m x 1.88m )

**Total floor area 69.5 sq.m. (748 sq.ft.) approx**

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

welcome to

## The Courtyard Red Lion Street, Chesham

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING
- EN-SUITE TO MASTER & SEPARATE BATHROOM
- ALLOCATED PARKING FOR ONE CAR

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

[view this property online brownandmerry.co.uk/Property/CSM103266](https://www.brownandmerry.co.uk/Property/CSM103266)



Property Ref:  
CSM103266 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01494 775650**



[chesham@brownandmerry.co.uk](mailto:chesham@brownandmerry.co.uk)



3 Market Square, CHESHAM, Buckinghamshire,  
HP5 1HG



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)