

**Buck House, Sunnyside Road, Chesham HP5 2AR** 



## welcome to

# **Buck House Sunnyside Road, Chesham**

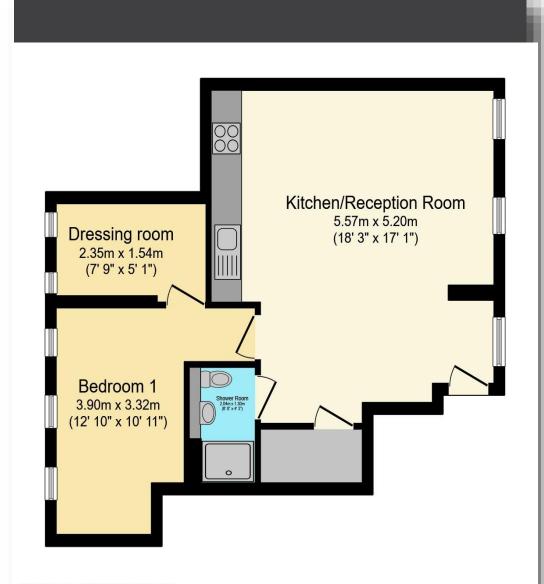
This lovely ground floor apartment, transformed by the reputable Ridgepoint Homes from a distinctive Victorian structure, is available with no onward chain. It showcases a modern open plan lounge and kitchen, complete with a security entry phone system and double glazing for extra comfort.











Total floor area 51.2 m² (552 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal



## **Kitchen/Reception Room**

18' 3" max x 17' 1" max ( 5.56m max x 5.21m max )

#### **Bedroom 1**

12' 10" max x 10' 11" max ( 3.91m max x 3.33m max )

## **Dressing Room/Study**

7' 9" x 5' 1" ( 2.36m x 1.55m )

#### **Shower Room**

6' 8" x 4' 3" ( 2.03m x 1.30m )

### welcome to

## **Buck House Sunnyside Road, Chesham**

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- DRESSING ROOM/STUDY
- OPEN PLAN LIVING
- ALLOCATED PARKING

#### Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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

£200,000









Please note the marker reflects the postcode not the actual property

## view this property online brownandmerry.co.uk/Property/CSM103240



Property Ref: CSM103240 - 0011 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.



01494 775650



brown & merry

chesham@brownandmerry.co.uk

3 Market Square, CHESHAM, Buckinghamshire, HP5 1HG

brownandmerry.co.uk

