



**Victoria Road, Chesham HP5 3AQ**



**welcome to**

## **Victoria Road, Chesham**

Enter this top floor apartment via the hallway with doors leading to both the contemporary fitted kitchen complete with white goods and the separate spacious lounge/diner giving access to an inner hallway. The rest of the apartment comprises two large double bedrooms and the bathroom.

Outside there is permit parking for one car and a communal garden.

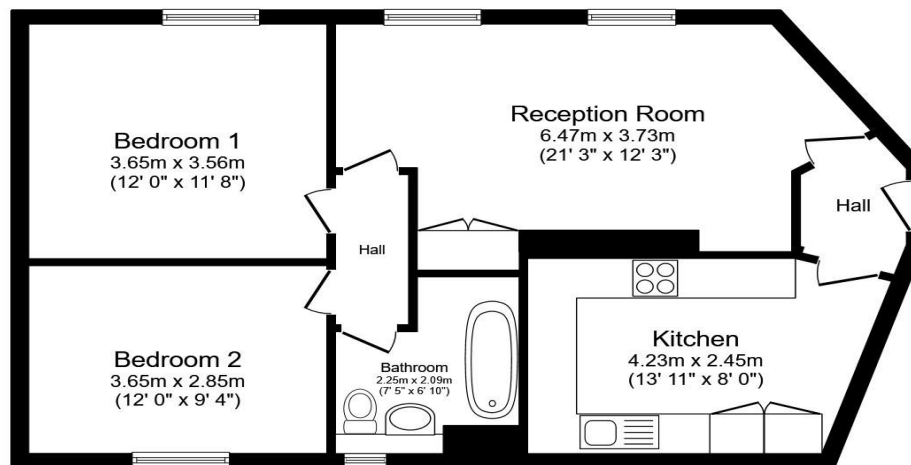
Victoria Road is less than 0.5 mile from the underground station, bus stops and the town centre making an easy walk to supermarkets, local shops and takeaways. Lowndes Park with its childrens' play areas and various local nature trails offer great entertainment for young and old alike. There are several highly desirable local schools including Chesham Grammar school within 0.6 mile. It is also in the catchment of 2 other grammar schools, Dr Challoner's Boys and Dr Challoner's Girls.

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.



## Victoria Road

Total floor area 66.4 m<sup>2</sup> (715 sq.ft.) approx



Contact Telephone...  
Contact Address...

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

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### Entrance Hall

### Kitchen

13' 11" max x 8' max ( 4.24m max x 2.44m max )

### Reception Room

21' 3" x 12' 3" ( 6.48m x 3.73m )

### Inner Hallway

### Bedroom 1

12' x 11' 8" ( 3.66m x 3.56m )

### Bedroom 2

12' x 9' 4" ( 3.66m x 2.84m )

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## Victoria Road, Chesham

- TOP FLOOR APARTMENT
- TWO LARGE DOUBLE BEDROOMS
- SEPARATE FITTED KITCHEN WITH WHITE GOODS
- SPACIOUS LOUNGE/DINER
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2000.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 1991.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSM103493 - 0002

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