



Elizabeth Court East Street, Chesham HP5 1DG



welcome to

Elizabeth Court East Street, Chesham

This two bedroom ground floor apartment with allocated parking offers the ideal opportunity as an investment property for rental or a first time purchase with easy access to the station and town centre. Call to book your viewing now, don't miss out! NO ONWARD CHAIN!



Located within 200 metres of Chesham Underground Station (Metropolitan Line) and the High Street is this ground floor two double bedroom apartment which benefits from open-plan living with a contemporary fitted kitchen including integrated appliances and Quartz stone worktop. The remainder comprises porcelain tiled bathroom, bespoke fitted wardrobes in both double bedrooms, double glazing, gas central heating and an allocated off street car parking space.

The apartment is being sold with 118 year lease and also comes with 4 years remaining on the new homes warranty.

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.

Hallway

Open Plan Living Area

17' 11" max x 13' 6" max (5.46m max x 4.11m max)

Bedroom 1

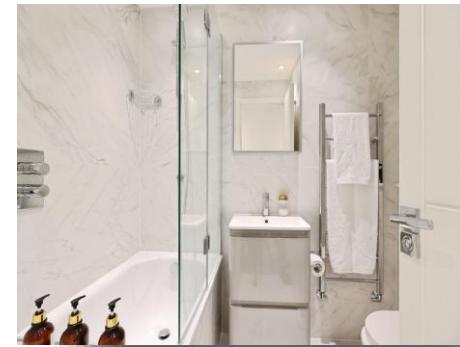
14' 6" max x 8' 7" max (4.42m max x 2.62m max)

Bedroom 2

13' 11" max x 8' 6" max (4.24m max x 2.59m max)

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)



view this property online brownandmerry.co.uk/Property/CSM103710



welcome to

Elizabeth Court East Street, Chesham

- GROUND FLOOR APARTMENT
- GOOD SIZED BEDROOMS
- OPEN-PLAN LIVING AREA
- CONTEMPORARY BATHROOM
- 118 YEAR LEASE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£310,000



view this property online brownandmerry.co.uk/Property/CSM103710

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.



Property Ref:
CSM103710 - 0005

 brown & merry



01494 775650



chesham@brownandmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



brownandmerry.co.uk