



Chiltern Place

MAX HEIGHT 2.0M

HUNTERS[®]
HERE TO GET *you* THERE

Flat 16 Chiltern Place, 59-61 The Broadway, Old Amersham, HP7 0HL
Guide Price £575,000



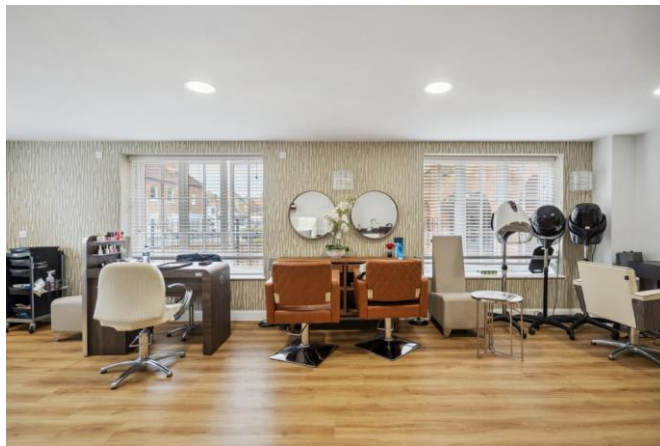
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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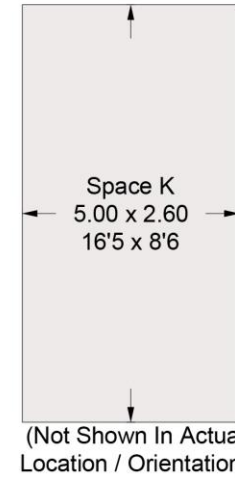
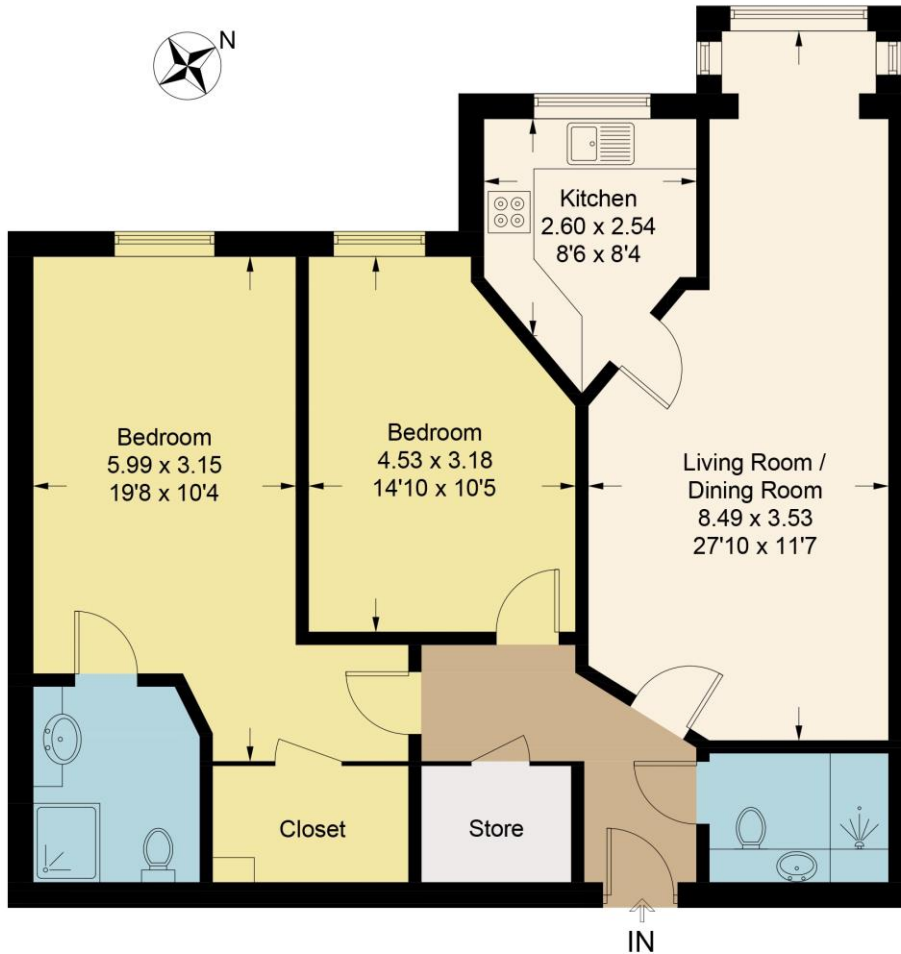
A beautifully presented two double bedroom, two shower room apartment with the additional benefit of a **HIGHLY SOUGHT AFTER ALLOCATED PARKING SPACE**, set within this luxury retirement development exclusively for the active retired. Ideally situated on The Broadway in the historic market town of Old Amersham, you'll have everything at your fingertips, with its numerous restaurants, boutiques and eateries. Residents are able to enjoy the on-site communal lounge and a landscaped garden. The Bistro provides freshly prepared lunches daily. The Guest Suite is perfect for any visitors who wish to stay overnight and a wellness suite. The development is extremely secure, with a camera entry system, and intruder alarms. The Estate Manager and CQC qualified staff are on site 24/7, 365 days a year. For those with limited mobility, the development is wheelchair accessible and there is domestic assistance for anybody who needs a helping hand. The stylish apartment offers bright and airy accommodation comprising: an entrance hall, a generous 27ft living room with boxed bay window and door to a modern kitchen with integrated appliances, 19ft principle suite with walk in wardrobe and ensuite wet room, second guest bedroom, separate shower room and a utility cupboard with washing machine. Externally, there is an allocated **PARKING SPACE** at the entrance of the development for one vehicle and beautifully landscaped communal gardens. CHAIN FREE. EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Flat 16, Chiltern Place, 59-61 The Broadway

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft
(Excluding Space K)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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MATERIAL INFORMATION

COUNCIL TAX: BAND E

TENURE: LEASEHOLD

LEASE: 999 years from 1st June 2018

GROUND RENT: £510 per annum

ANNUAL SERVICE CHARGE: £15,472.40

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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