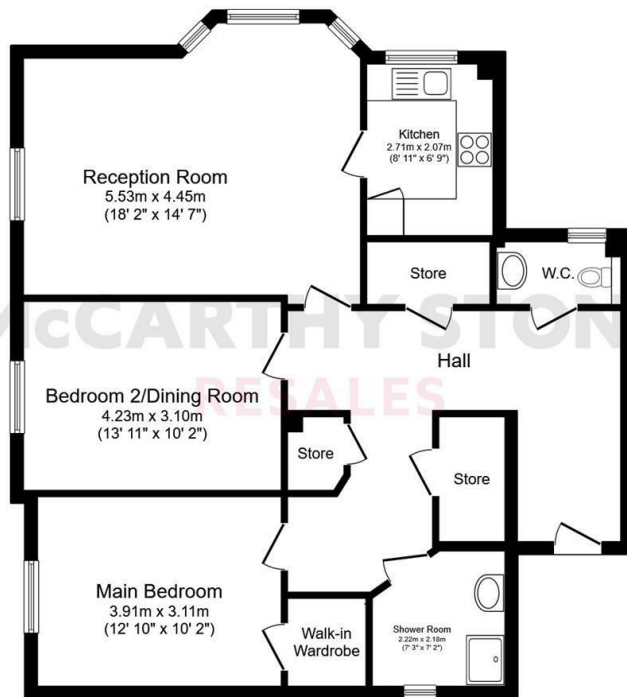


McCARTHY STONE RESALES

3 CHILTERN PLACE

59-61 THE BROADWAY, AMERSHAM, HP7 0HL



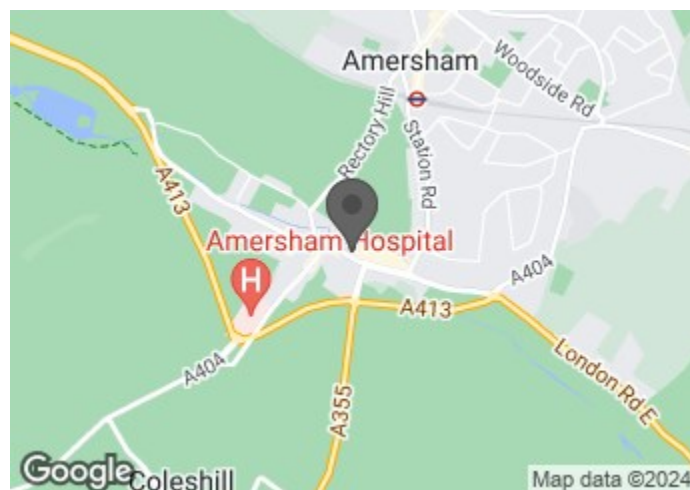
Total floor area 90.5 sq.m. (974 sq.ft.) approx

Printed Contact Details...

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

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COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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****Can be purchased as 60/40% shared ownership or outright purchase****

STUNNING ground floor retirement apartment benefitting from two generous sized bedrooms, DUAL ASPECT living room, MODERN KITCHEN with built in appliances, WET ROOM and GUEST CLOAKROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place. ~ PART EXCHANGE, ENTITLEMENTS ADVISE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

PRICE REDUCTION

ASKING PRICE £575,000 LEASEHOLD

For further details, please call **0345 556 4104**

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59-61 THE BROADWAY, AMERSHAM

2 BEDROOMS £575,000

APARTMENT OVERVIEW

This apartment is offered on a 60% shared ownership basis with a potential to staircase.

A delightful apartment conveniently situated close to the additional entrance door providing easy access to the High Street and Tesco. Enter the apartment to the spacious hallway boasting three store rooms, one of which has plumbing for a washing machine. The dual aspect living room has a large bay window and additional window allowing the natural light to flood in whilst enjoying the views of the pretty town of Amersham. The apartment further benefits from a modern kitchen with built in appliances, double master bedroom with a walk-in wardrobe, second bedroom, contemporary wet room and guest cloakroom. Viewing is a must to fully appreciate this stunning apartment.

CHILTERN PLACE

Located along one of the town's main streets, you'll have everything at your fingertips, from supermarkets to local restaurants and boutiques.

Residents are able to enjoy the on-site communal lounge and a landscaped garden. The restaurant provides freshly prepared lunches daily. The Guest Suite is perfect for any visitors who wish to stay overnight. The development is extremely secure, with a camera entry system, and intruder alarms.

The dedicated Estate Manager and CQC qualified staff are on site 24/7, 365 days a year. For those with limited mobility, the whole development is wheelchair accessible and there is domestic assistance for anybody who needs a helping hand.

LOCAL AREA

Amersham is a quaint market town within the Chiltern district. Located 30 miles northwest of London, it's far enough to let you get away from the capital's hustle and bustle, but still visit by car or train. Amersham is tucked away in the Chilterns Area of Outstanding Natural Beauty, known for its beautiful green rolling hills, streams and rivers.

Amersham itself is divided into two parts, Old Amersham, set in the valley of the River Misbourne, and Amersham-on-the-Hill, a newer area with a train station. The town has several picturesque pubs, a museum displaying the local history and a 13th-century parish church. For more active homeowners, there is also a large playing field, a swimming complex, football club, judo centre and plenty of walking, cycling and hiking trails.

ENTRANCE HALL

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Three walk-in storage cupboards, one with plumbing for a washing machine.. Doors leading to living room, bedrooms, wet room and guest cloakroom.

LIVING ROOM

Spacious living room benefitting from a large bay window with a second privacy window with views of the High Street. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two electric wall mounted radiators, raised electric sockets and fitted carpets. Door leading to a separate kitchen.

KITCHEN

A modern and fully fitted kitchen with a range of wall & base units and pan drawers with a worktop over. Waist height electric oven and built in microwave. Four ring electric hob with glass splash back. Sink with mixer tap sits beneath the triple glazed privacy window with fitted blind. Integrated fridge/freezer, dishwasher. Ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

MASTER BEDROOM

Spacious double bedroom with a triple glazed privacy window. TV & telephone points, ceiling light, raised electric sockets and fitted carpets. Walk-in wardrobe providing plenty of hanging rails and shelving.

WET ROOM

Fully fitted wet room with a shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Double glazed, frosted window. Ceiling spotlights.

BEDROOM TWO

Spacious room with a double glazed window. This room would also be perfect for use as a dining room or study. Ceiling light, raised electric sockets and fitted carpets.

GUEST CLOAKROOM

Partially tiled cloakroom comprising of WC, vanity unit with hand

basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail. Double glazed, frosted window.

SERVICE CHARGE

- Onsite Estate Manager
- 24-hour emergency call system and team
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- 1 hour weekly domestic assistance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge £15,472.40 per annum. For financial year ending 30/09/2024.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

LEASE INFORMATION

Ground rent: £510 per annum
Ground rent review date: June 2033
Lease length: 999 Years from June 2019

ADDITIONAL SERVICES

**** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs.
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

