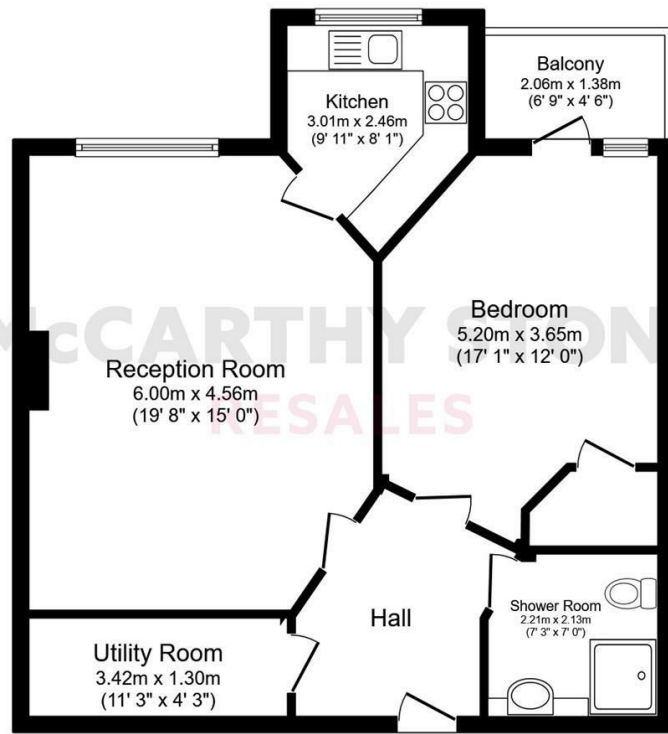


McCARTHY STONE RESALES

20 CHILTERN PLACE 59-61 THE BROADWAY, AMERSHAM, HP7 0HL



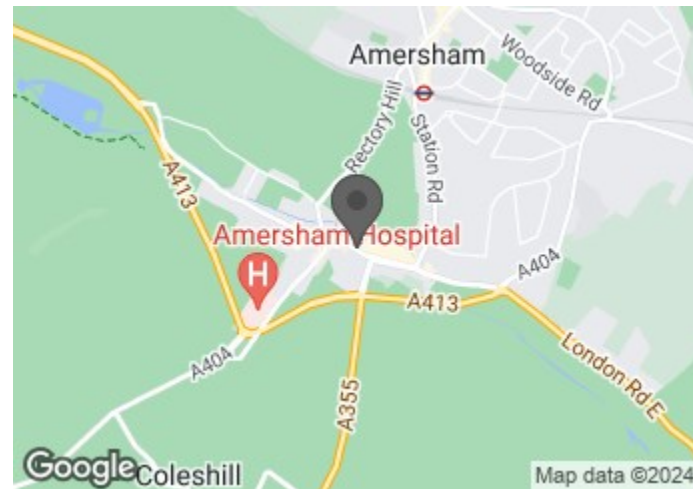
Total floor area 65.6 m² (706 sq.ft.) approx

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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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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SUPERBLY PRESENTED first floor, retirement apartment benefitting from a generous sized bedroom with a WALK-IN WARDROBE. SPACIOUS living room, MODERN KITCHEN with built in appliances and WET ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £480,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

59-61 THE BROADWAY, AMERSHAM

1 BED | £480,000

APARTMENT OVERVIEW

A delightful and spacious one bedroom apartment. A large living room with a separate modern kitchen with built in appliances, double bedroom with a walk-in wardrobe and a contemporary wet room completes this lovely 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 and has recently been voted as one of the best places to live in Buckinghamshire. Amersham was crowned overall winner at the 2022 finals Britain in bloom and achieved a Gold award in the Town Centre category, an inspirational culture of connection through horticulture.

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.

PART BY PART RENT - 50% SHARE

This sale is for a 50% share of the property please enquire for more information.

ENTRANCE HALL

A welcoming front door equipped with a discreet spy hole and a convenient letterbox introduces you to a generously spacious hall. The hall boasts a state-of-the-art secure entry system, ensuring both safety and convenience. Overhead, contemporary ceiling spotlights provide a warm ambiance, complemented by illuminated light switches for added convenience.

Inside, a practical walk-in storage cupboard offers valuable space washing machine included. From the hall, elegantly crafted doors lead to distinct areas, including a comfortable living room, a cosy bedroom, and a well-appointed wet room. This meticulously designed entrance sets the tone for a stylish and functional living space.

LIVING ROOM

A generously proportioned living room features double-glazed dormer windows, offering an abundance of natural light. This expansive space easily accommodates both relaxation and dining, with TV and telephone points, Sky/Sky Q connections, two ceiling lights, and two electric wall-mounted radiators and a feature electric fireplace. Conveniently placed raised electric sockets and fitted carpets enhance the room's functionality and comfort. A doorway leads to a separate kitchen, ensuring a seamless flow between entertainment and culinary spaces.

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. Integrated fridge/freezer and dishwasher. Sky light, ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

BEDROOM

A generously sized double bedroom featuring a double glazed door that opens onto a charming walk-out balcony, flooding the space with an abundance of natural light. This room is equipped with essential amenities, including TV and telephone points, a ceiling light, raised electric sockets, and stylish fitted carpets. The convenience extends with a walk-in wardrobe, offering ample storage with hanging rails and shelving, adding both functionality and elegance to this inviting bedroom.

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. Ceiling spotlights.

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

Annual Service Charge: £11,781.43 for financial year ending 30th September 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.

LEASE INFORMATION

Ground rent: £435 per annum
Ground rent review: 1st January 2034
Lease length: 999 Years from 1st June 2019

