



Town Bridge Court, Chesham HP5 1LN

welcome to

Town Bridge Court, Chesham

This apartment, with residents parking is situated within a short level walk of 0.2 mile to the town centre town centre with a variety of shops, cafes & supermarkets and the metropolitan line station. Nearby Lowndes park offers green space with play areas and a large pond with geese & ducks.

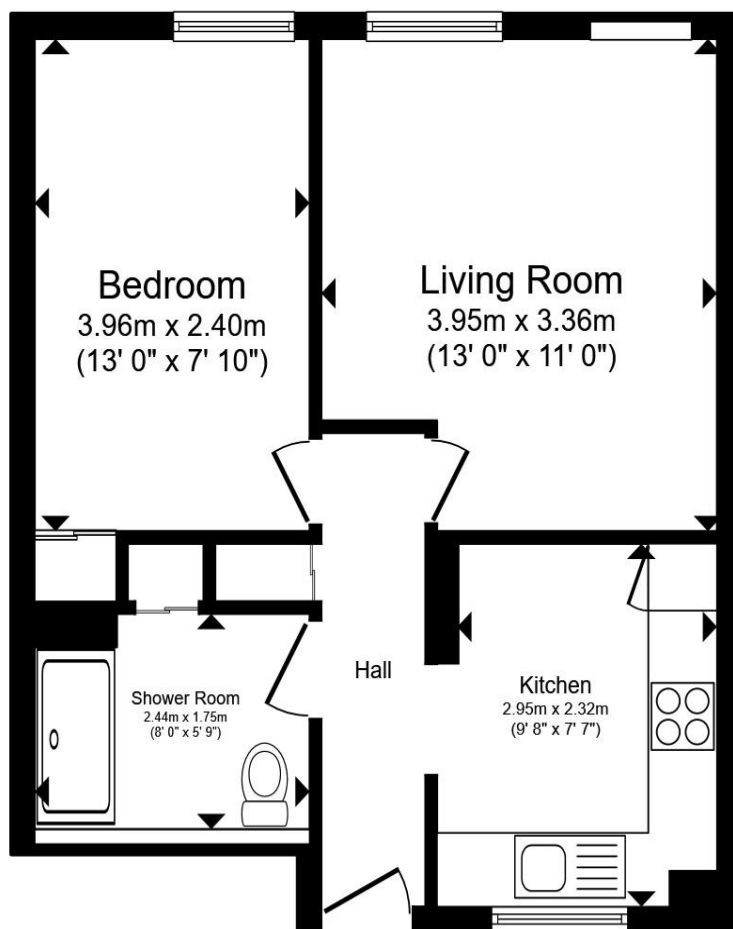
We understand that it is a condition of purchase for a single or double occupancy, one purchaser must be aged 60 years or over. The property is warden assisted and as a resident you'll have access to a communal lounge, with an adjoining kitchen, that is used for various weekly social events or relaxing with neighbours and 24/7 emergency call system offering piece of mind in an emergency.

The property comprises a hallway with access to the kitchen, living room/diner, bedroom and shower room. Storage is plentiful with built in cupboards in the hallway, bedroom and shower room.

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. We highly recommend an early viewing.



Agent's Note:



Total floor area 40.4 m² (435 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- CONTEMPORARY KITCHEN
- MODERN SHOWER ROOM
- RESIDENTS PARKING & COMMUNAL LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/CSM102935](https://www.brownandmerry.co.uk/Property/CSM102935)



Property Ref:
CSM102935 - 0003

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.

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