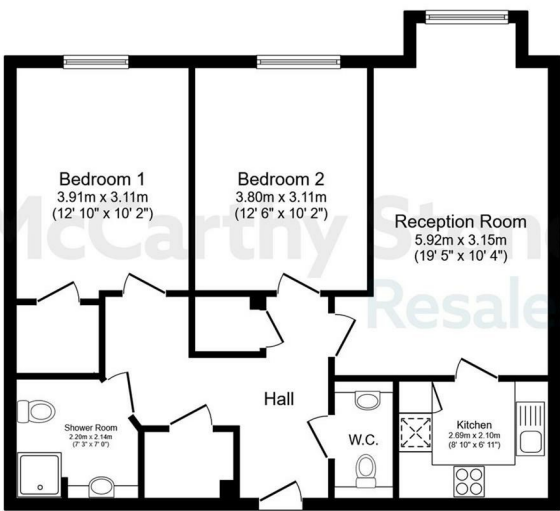
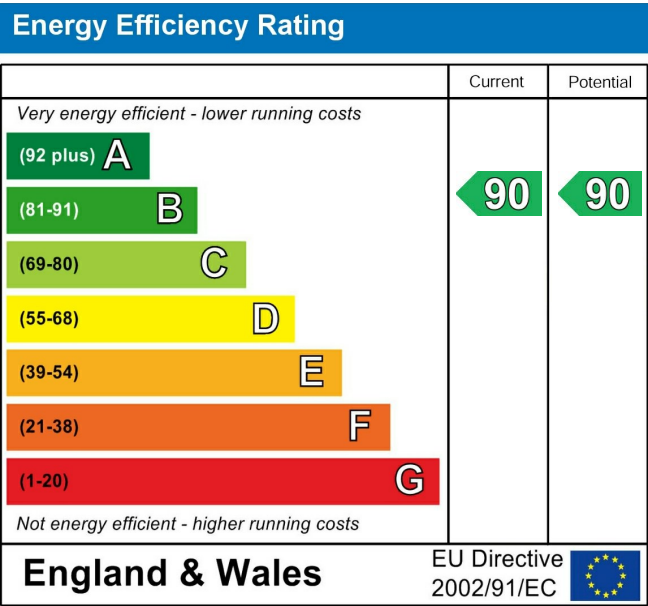




Total floor area 75.3 sq.m. (811 sq.ft.) approx
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Registered in England and Wales No. 10716544



14 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL



2



1

Council Tax Band: E

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Chiltern Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £595,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Superbly presented first floor apartment
- Modern Kitchen with Built In Appliances
- Two Double Bedrooms
- Shower room and additional guest cloakroom
- On-Site Restaurant
- 24/7 Staffing
- Communal Homeowner's Lounge
- Landscaped Gardens
- Guest Suite
- Emergency Call Systems

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

14 Chiltern Place, Amersham

2

1

Asking price £595,000

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.

Apartment Overview
ENJOY LUNCH ON US WHEN YOU VIEW CHILTERN PLACE - BOOK NOW!

Situated on the first floor of Chiltern Place in Amersham, this modern two-bedroom Retirement Living Plus apartment offers comfortable, independent living in a welcoming community, with the added reassurance of care and support available when needed. The apartment features a contemporary kitchen, ideal for preparing meals, alongside two spacious double bedrooms providing plenty of room for relaxation, visiting family or creating a dedicated hobby space. Designed with modern retirement living in mind, the property offers a comfortable and practical home in an attractive setting. Residents can enjoy a range of excellent on-site facilities, including a welcoming homeowners' lounge where regular social events and activities take place, providing opportunities to meet neighbours and build friendships. The beautifully landscaped gardens offer a peaceful outdoor space to relax and enjoy the surroundings. For added convenience, the on-site bistro serves freshly prepared meals, allowing residents to enjoy delicious food without the need to cook every day. Additional care and support services are also available, offering flexibility and peace of mind as individual needs change. Chiltern Place combines the freedom of independent living with a friendly community atmosphere and convenient amenities, making this apartment an excellent choice for those seeking a modern retirement lifestyle in Amersham.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Chiltern Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
The Communal Lounge is at the heart of the community at Chiltern Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games night, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Lifestyle Services
Lifestyle Services at our Chiltern Place development are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning and laundry, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Landscaped Gardens
One of the main social hubs of Landscaped Gardens is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at Chiltern Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Lease Information
Ground rent: £510 annually
Ground rent review: 1st January 2034
Lease: 999 Years from 1st January 2019

Additional Information & Services

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

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas

- Buildings insurance, water and sewerage rates

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

Annual Service Charge: £17,847.28 for financial year ending 30th September 2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.