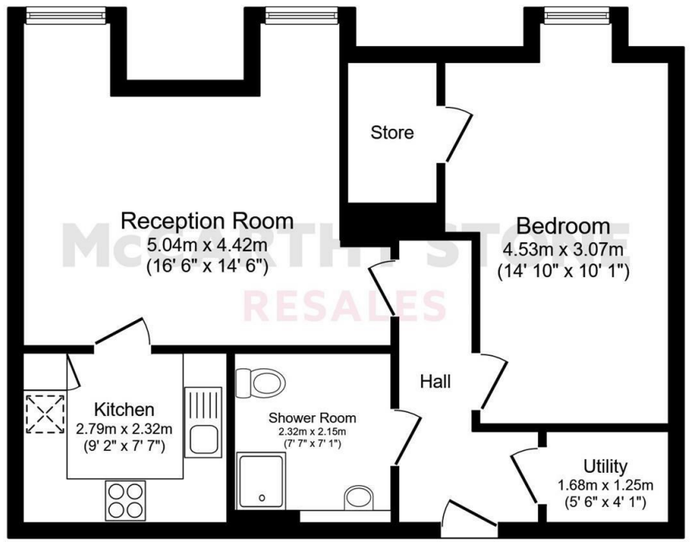
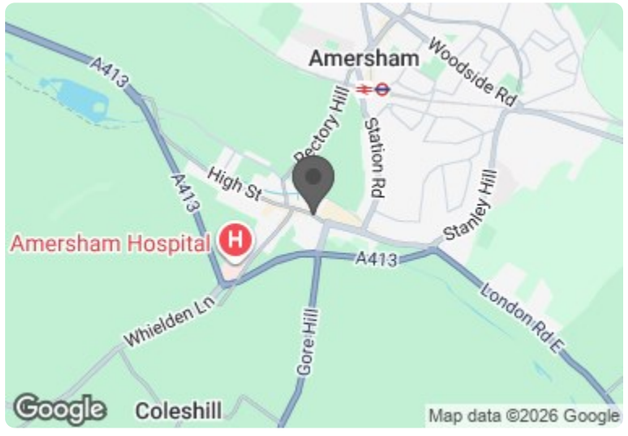
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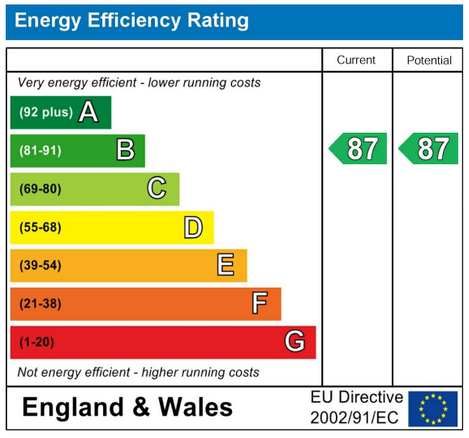


Total floor area 56.5 m² (608 sq.ft.) approx

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.focalagent.com

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The Property Ombudsman

McCarthy Stone
Resales

29 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL

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PRICE REDUCTION

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59-61 The Broadway, Amersham,

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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.

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.

Landscaped Gardens
One of the main social hubs of Chiltern Place 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.

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, laundry and shopping, 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.

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

The service charge is £13,672.66 for financial year ending 30/09/2027.

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 annual charge: £435 to be reviewed 1st January 2034
Lease length: 999 Years from 2019
Ground rent review: 2034

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Ownership
£415,000 is for 100% ownership, Can purchase anywhere between 50% - 100%

Additional Information & Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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