

The **Frost** Partnership

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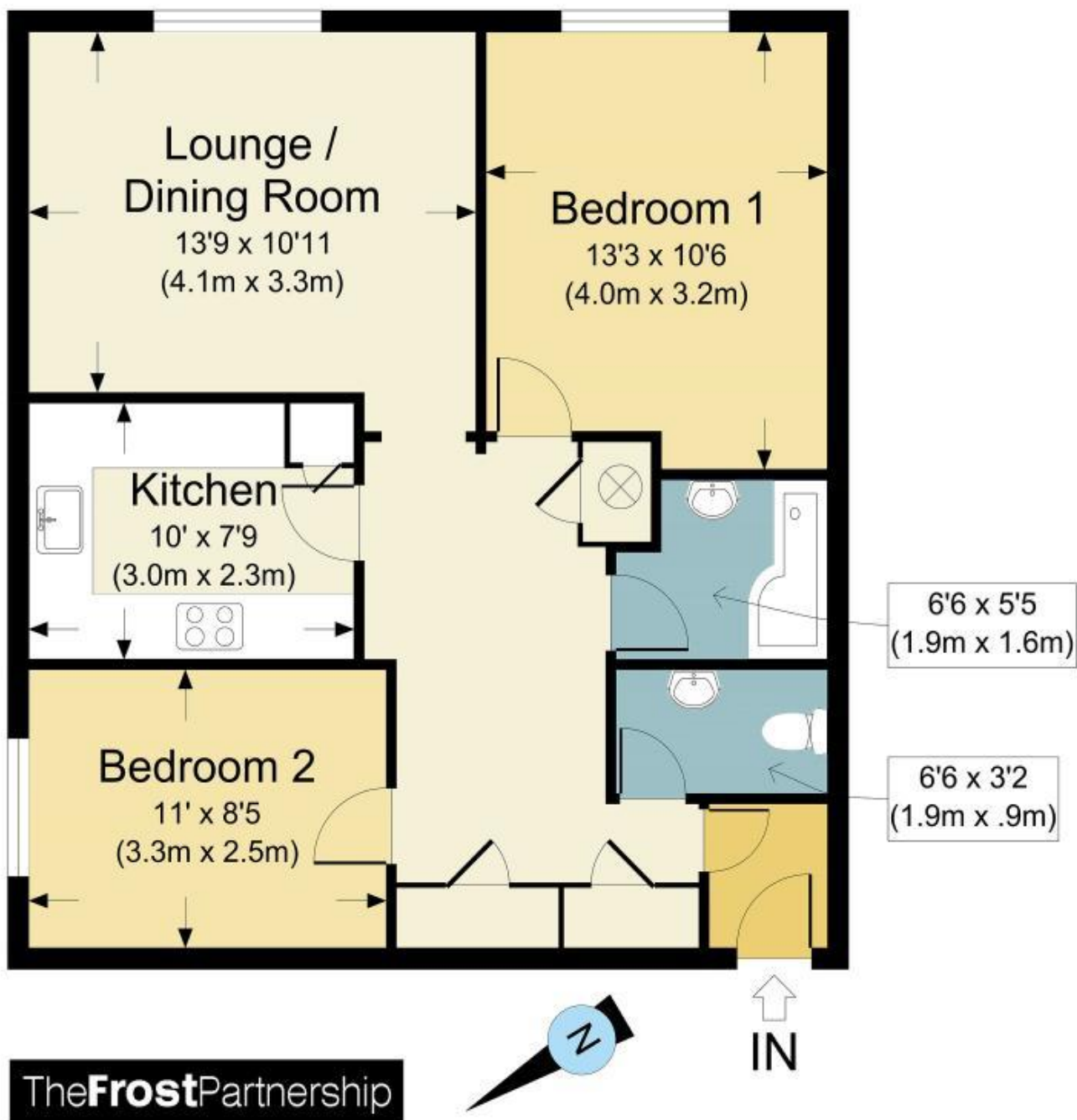
14 Avenue House, Park Road, Chesham, Buckinghamshire, HP5 2JR

Guide Price 270,000 Leasehold



- Well presented first floor apartment
- Refitted kitchen and bathroom
- Private carport and parking
- Short level walk to the town and station
- Two double bedrooms
- No onward chain

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AVENUE HOUSE, HP5 2JR
APPROX. GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQ M.
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We are delighted to offer this very well presented first floor apartment set in an enviable location offering a short level walk to the town centre and station and all local amenities. The property boasts deceptively light and spacious accommodation throughout and is an ideal first time purchase or investment purchase. A lounge/dining room, modern fitted kitchen with opening to lounge/dining area, two double bedrooms, refitted bathroom with underfloor heating with separate cloakroom, ample storage, carport and additional parking. Internal inspection strongly advised and no chain.

GROUND FLOOR

Entrance

Communal entrance door, stair case leading to first floor. Timber door leading to No.14.

FIRST FLOOR

Inner Hallway

Further door leading to additional hallway with doors to bedroom one, bedroom two, lounge/dining room, kitchen, bathroom, cloakroom, two large built in storage cupboards with hanging space and shelving, single radiator, loft hatch, further built in cupboard housing hot water tank with pump for power shower and heating control system and shelving.

Lounge/Dining Room

Double glazed window to front aspect with views over Dungrove, BT and TV point, double radiator, serving hatch, large opening to kitchen.

Kitchen

Refitted kitchen comprising of a range or eye base level units with roll top work surfaces, built in Beko electric oven with four ring stainless steel hob, stainless steel extractor fan, built in fridge freezer, built in dishwasher, space for washer dryer, one and a half stainless steel sink unit with chrome mixer tap, built in cupboard housing GloWorm Spacesaver 38 gas central heating boiler, under cupboard lighting and vinyl flooring.

Bedroom One

Double glazed window to front aspect, double radiator, BT and TV points.

Bedroom Two

Double glazed window to side aspect, single radiator and TV point.

Bathroom

Refitted bathroom comprising of a 'P' shaped bath with shower screen, wall mounted chrome double head shower incorporating taps with square with square shower head attachment, chrome additional mixer taps to bath, wash basin with chrome mixer taps with mirrored cupboards under, chrome heated towel rail, complementary tiling to walls, extractor fan, ceramic tile flooring and under floor heating.

Cloakroom

Wall mounted WC with wall mounted wash basin with mirrored cupboards under with chrome mixer tap, tiling to walls and ceramic tile flooring, chrome heated towel rail.

Parking

Large communal parking area as well as additional carport parking.

AGENT'S NOTE

Leasehold property with 160 years remaining.

Bi-annual Ground Rent of 75.

Monthly maintenance Charge of 70 which includes window and internal communal area cleaning.

Directions

From our offices in Germain Street, proceed along St Mary's Way with Lowndes Park on your left hand side. Proceed straight over the roundabout and take the first left hand turning into Bellingdon Road, then immediately left to the spur of Bellingdon Road, proceed to the end and Avenue House can be found on the right hand side displaying a Frost For Sale board.

VIEWING:

Via The Frost Partnership, 1 Germain Street, Chesham

Telephone: 01494 774602 Email: chesham@frostweb.co.uk



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.