

Coughtrey House Broad Street, Chesham HP5 3ED

brown & merry

welcome to

Coughtrey House Broad Street, Chesham

Enter the block via the communal door.

This immaculately presented, ground floor property comprises a private hallway, kitchen/living area, double bedroom and shower room.

The property has a private rear garden and with its close proximity to the town centre, various food stores, restaurants and takeaways offers a great opportunity for the first time buyer or investor.

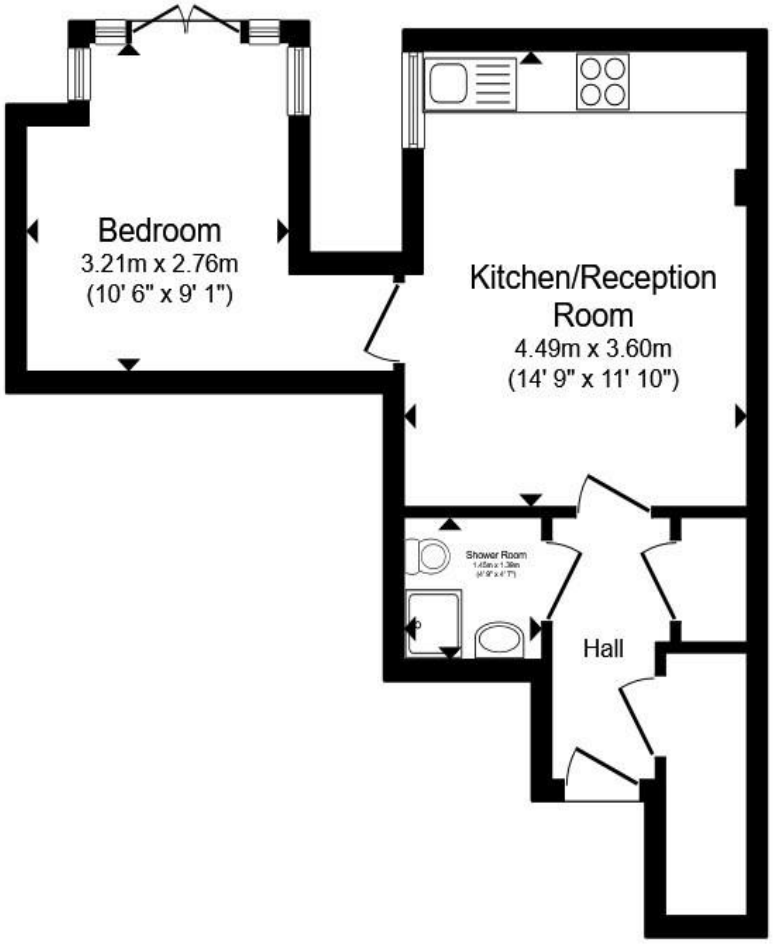
Chesham is a market town and civil parish in Buckinghamshire, England. It is 11 miles south-east of the county town of Aylesbury and 25.8 miles north-west of Charing Cross, Central London, and is part of the London commuter belt, the Metropolitan Line. Chesham has easy access to the A41, M1 and M40 motorways.

Agent's note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 33.9 m² (365 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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- NO ONWARD CHAIN & £0 GROUND RENT
- DOUBLE BEDROOM
- OPEN PLAN LIVING SPACE
- CONTEMPORARY SHOWER ROOM
- DIRECT ACCESS TO PRIVATE GARDEN

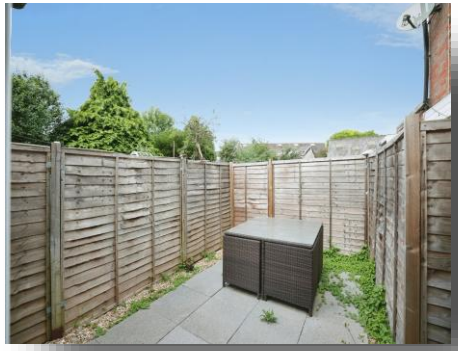
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 600.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£175,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/CSM103774

The Property Ombudsman

Property Ref:
CSM103774 - 0006

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

brown & merry

01494 775650

chesham@brownandmerry.co.uk

3 Market Square, CHESHAM, Buckinghamshire, HP5 1HG

brownandmerry.co.uk