

13 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL

PRICE  
REDUCED



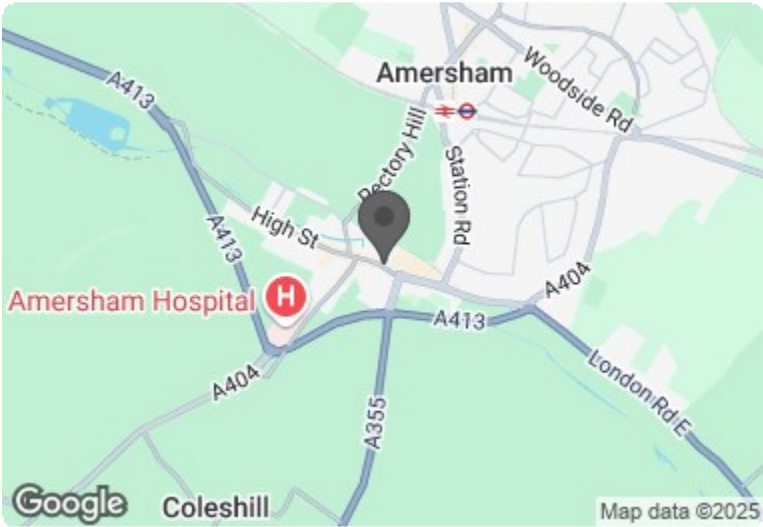
PRICE REDUCTION

Asking price £635,000 Leasehold

A beautifully presented two bedroom retirement apartment, situated on the first floor.  
PARKING SPACE INCLUDED. On site restaurant services delicious meals daily. ONE HOUR OF  
DOMESTIC ASSISTANCE INCLUDED PER WEEK.

Call us on 0345 556 4104 to find out more.

Council Tax Band: E



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 90                      | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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# 59-61 The Broadway, Amersham,

## Apartment Overview

Well presented two bedroom apartment that enjoys the sun all day. The dual aspect living room has three windows allowing the natural light to flood in. Modern kitchen, two double bedrooms.

## 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, 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.



## Entrance Hall

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Walk-in storage and additional storage cupboard. Doors leading to living room, bedrooms, wet room, WC and guest cloakroom.

## Living Room

Bright and airy, dual aspect room with three double glazed windows. TV and telephone points, Sky/Sky Q connection points. Two crystal chandelier ceiling lights. Electric wall mounted radiators, raised electric sockets, curtains and fitted carpets. Door leading to a separate kitchen.

## Kitchen

A modern and fully fitted kitchen with a range of wall & base units and pan drawers with a worktop over. Waist height electric oven. Four ring electric hob with glass splash back. Sink with mixer tap. Integrated fridge/freezer, dishwasher. Ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

## Master Bedroom

Spacious double bedroom with a double glazed window. TV & telephone points, ceiling light, raised electric sockets, curtains and fitted carpets. Walk-in wardrobe providing plenty of hanging rails and shelving.

## Wet Room

Fully fitted wet room with a shower and curtain. Low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Ceiling spotlights.

## Bedroom Two

Double room with a double glazed window. Beautiful



# 2 Bed | £635,000

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bespoke oak wardrobes recently fitted. This room would also be perfect for use as a dining room or study. Ceiling light, raised electric sockets, curtains and fitted carpets.

## Guest Cloakroom

Partially tiled cloakroom comprising of WC, vanity unit with hand basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail.

## Allocated Car Parking

The apartment comes with an allocated car parking space in the private car park.

## 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 £16,619.66 for the financial year ending 30/09/2025. 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: £510  
Ground Rent review : 2034  
Lease length: 999 Years from 2019

