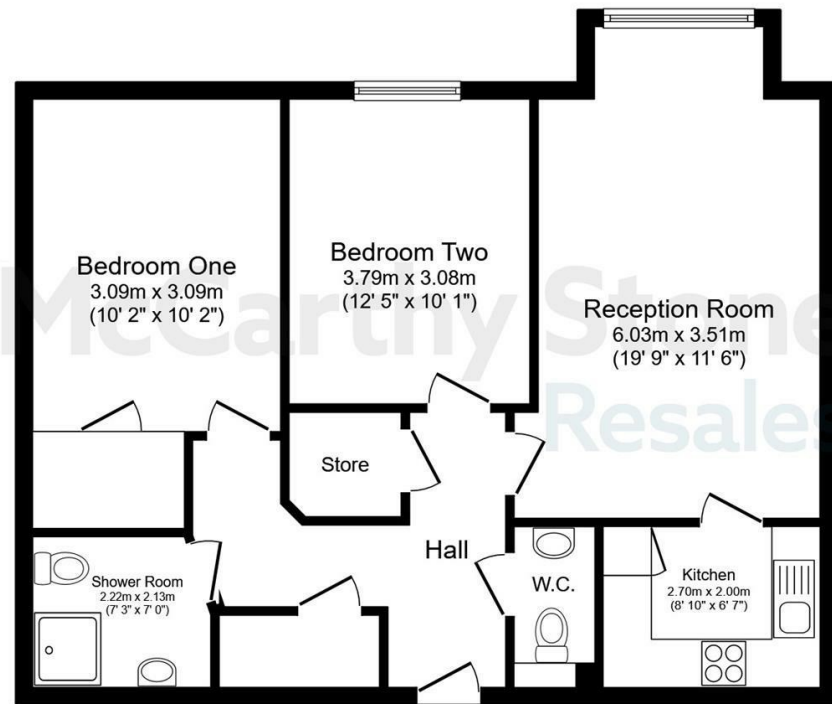


7 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL



Total floor area 73.5 sq.m. (791 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

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Asking price £625,000 Leasehold

BEAUTIFULLY PRESENTED GROUND FLOOR apartment benefitting from two generous sized bedrooms with a WALK-IN WARDROBE to the master bedroom. SPACIOUS living room, MODERN KITCHEN with built in appliances, shower room and separate guest WC/Cloakroom. Chiltern Place, a McCarthy Stone Retirement living PLUS development is nestled in Amersham.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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# 59-61 The Broadway, Amersham

2 bed | £625,000

## 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.

## Living Room

Spacious living room with a large window to rear aspect, allowing for plenty of natural light. There is ample room for dining and comfortable seating. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two wall mounted radiators, raised electric sockets and fitted carpets. Door leading to a separate kitchen.

## Kitchen

A modern and fully fitted kitchen with an excellent range of wall & base units and pan drawers with contrasting worktops over. Waist height electric oven and built in microwave. Four ring electric ceramic hob with opaque glass splash back. Sink and drainer with mixer tap. Integrated fridge/freezer, dishwasher, ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

## Bedroom One

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

## Bedroom Two

Double bedroom of ample proportions with a double glazed window. This room would also be perfect for alternative uses such as a dining room or study. Ceiling light, raised electric sockets, fitted carpets.

## Shower Room

Fully fitted wet room style shower room with a thermostatically controlled shower, grab rails and curtain. Close coupled WC, vanity unit with wash basin

and cupboards beneath. Double width illuminated mirror cabinet, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Ceiling spotlights.

## WC/Cloakroom

Part tiled walls and floor, WC, chrome ladder style towel warmer and pedestal wash basin with an illuminated mirror cabinet above.

## 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

Annual Service Charge: £17,022.75 for financial year ending 30th September 2026.

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

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 to be reviewed 1st January 2034

Lease length: 999 Years from 2019

## Additional Information & Services

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

