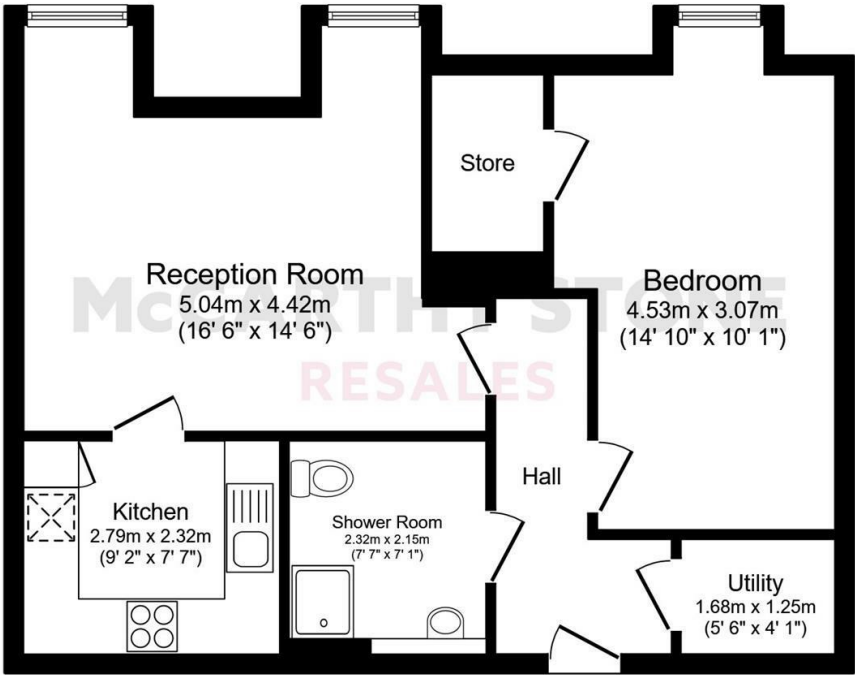


29 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL



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](#)

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	



Asking price £415,000 Leasehold

ENJOY LUNCH ON US WHEN YOU BOOK A TOUR OF CHILTERN PLACE!

A bright and spacious one bedroom retirement apartment. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. This apartment can be purchased anywhere between 50-100% ownership. sale price is for 100%.

*** Under shared ownership it is possible to purchase just 50% at £207,500 ***

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



59-61 The Broadway, Amersham, Buckinghamshire

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.

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 cupboard. Doors leading to living room, bedroom and wet room.



Living Room

Spacious living room with two double glazed dormer windows and ample room for a dining table. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two electric wall mounted radiators, raised electric sockets 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 and built in microwave. Four ring electric hob with glass splash back. Sink with mixer tap. Integrated fridge/freezer, dishwasher. Sky light, ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

Bedroom

Spacious double bedroom with a dormer window. TV & telephone points, ceiling light, raised electric sockets 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.

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 £13,007.94 for financial year ending



1 Bed | £415,000

30/09/2026. 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

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%

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

