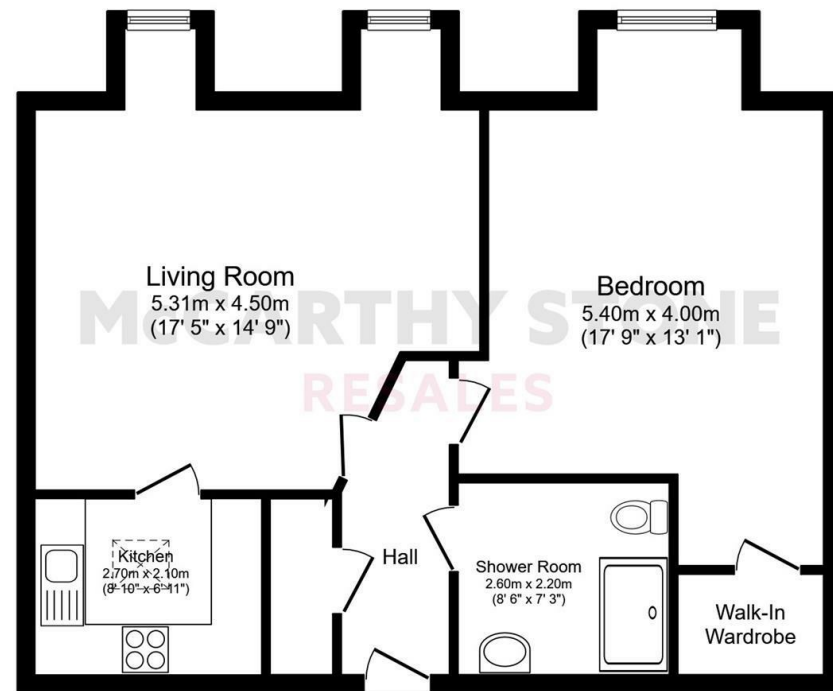


# McCARTHY STONE RESALES

## 33 CHILTERN PLACE

59-61 THE BROADWAY, AMERSHAM, HP7 0HL



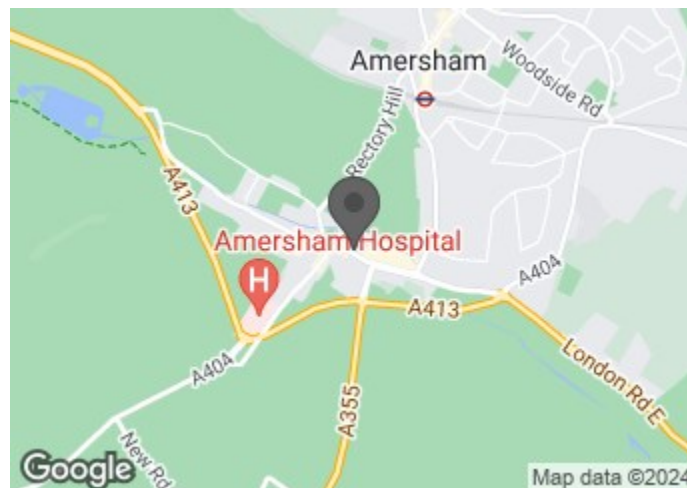
Total floor area 66.8 sq.m. (719 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: D**



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



# McCARTHY STONE RESALES

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BEAUTIFULLY PRESENTED second floor retirement apartment benefitting from a generous sized bedroom with a WALK-IN WARDROBE. SPACIOUS living room, MODERN KITCHEN with built in appliances and WET ROOM. The apartment has an ALLOCATED CAR PARKING SPACE. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

**PRICE REDUCTION**

**ASKING PRICE £520,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# 59-61 THE BROADWAY, AMERSHAM

## APARTMENT OVERVIEW

A delightful and spacious one bedroom apartment with views over the pretty town of Amersham. A spacious living room with a separate modern kitchen with built in appliances, double bedroom with a walk-in wardrobe and a contemporary wet room completes this lovely apartment. An allocated car parking space is included.

## 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.

## MASTER 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.

# 1 BEDROOMS £520,000

## 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.

## CAR PARKING

An allocated car parking space is included within 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

Annual Service Charge: £11,781.43 for financial year ending 30th September 2024.

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

