

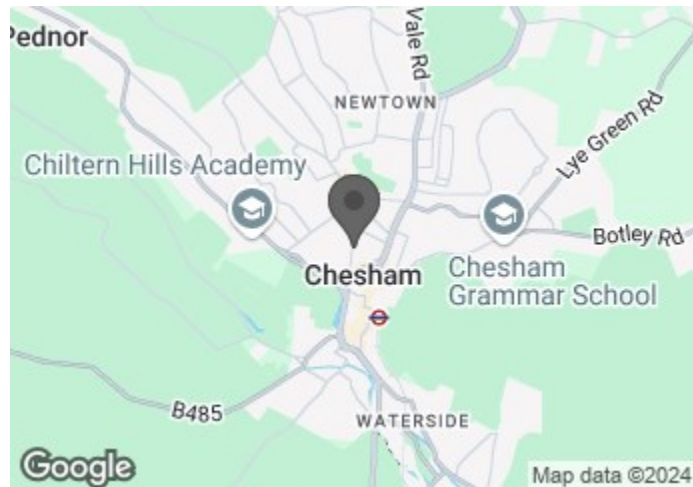
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	85

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

36 LIBERTY COURT
BELLINGDON ROAD, CHESHAM, HP5 2FG



WELL PRESENTED, one bedroom retirement apartment. SPACIOUS living room, modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a CONTEMPORARY shower room.

The development offers EXCELLENT COMMUNAL FACILITIES including land scraped gardens and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £198,000 LEASEHOLD

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

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LIBERTY COURT, BELLINGDON ROAD, CHESHAM, BUCKINGHAMSHIRE, HP5 2FG

LIBERTY COURT

Liberty Court is located in the Buckinghamshire Town of Chesham close to the Chiltern Hills and the towns of Amersham and Aylesbury. This McCarthy & Stone development of 46 Retirement Living apartments is located less than half a mile from the town centre where you will find a selection of high street and independent brands, along with a number of different cafes and restaurants. The development is also served well by local bus services which run from High Wycombe to Chesham via Amersham and surrounding areas. The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response speech module is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the shower room, bedroom and living room.

LIVING ROOM

A well-proportioned lounge with feature fireplace. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Raised electric power sockets. Partially double glazed door leads into a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor and splash back. Single sink with drainer and lever tap. Built-in oven with ceramic hob and extractor hood above. Fitted integrated fridge/freezer, downlights and under pelmet lighting.

BEDROOM

Double bedroom with a mirror fronted wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Double glazed window.

SHOWER ROOM

Fully tiled and fitted suite comprising low level bath fitted with a shower fitting and screen; WC; vanity unit with wash basin and mirror above. Shaving point. Extractor fan. Ceiling downlights.

1 BED | £198,000

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £2,632.87 for financial year ending 31st March 2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

GROUND RENT

Ground rent: £425 per annum
Ground rent review: 1st Jan 2026

LEASEHOLD INFORMATION

125 years from 1st January 2011

CAR PARKING PERMIT

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

