

3 Chiltern Place, The Broadway, Amersham, Buckinghamshire, HP7 0HL



ROBSONS
RESIDENTIAL SALES

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No 3 is a beautifully presented two-bedroom, ground floor, apartment for the over 70's located within Chiltern Place Retirement development in Old Amersham. This south-west facing apartment with views onto the picturesque High Street, has been designed with safety and convenience in mind, and offers a bright & spacious Living Room leading to a fully fitted Kitchen, Main Bedroom with a fitted walk-in wardrobe, Bedroom2/Dining Room, level access Shower Room and abundant storage. Chiltern

Place benefits from 24-hour on-site management including emergency call system and camera entry system for peace of mind.

Lease - 999 years from 1st June 2018 - Monthly Service charge: £1,121.53 - Ground Rent: April 23 – Sep 23 - £255 - Monthly Rent: (For 60% share only) £1222.83

Leasehold - EPR: B - Council Tax Band: E

Set in the picturesque Chilterns, Amersham is a vibrant town which offers a perfect balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London are located only approx. 1.1 miles from the property) and easy access to the surrounding countryside. There are two distinct areas: Old Amersham, set in the valley of the River Misbourne, which contains the 13th century parish church of St. Mary's and several old pubs, coaching inns and boutique shops; and Amersham-on-the-Hill, which grew rapidly around the railway station in the early part of the 20th century which now contains the main shopping area with high street brands such as Waitrose, Marks & Spencer and Boots, as well as a variety of eateries and coffee shops. Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities).



Viewing by appointment only

via

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Directions: From Amersham town centre proceed along the Chesham Road in the direction of the Old Town, this in turn becomes Rectory Hill. At the bottom of the hill proceed across the mini roundabout into church street, at the next roundabout turn left onto the Broadway past the parade of shops and the property can be found on the left.

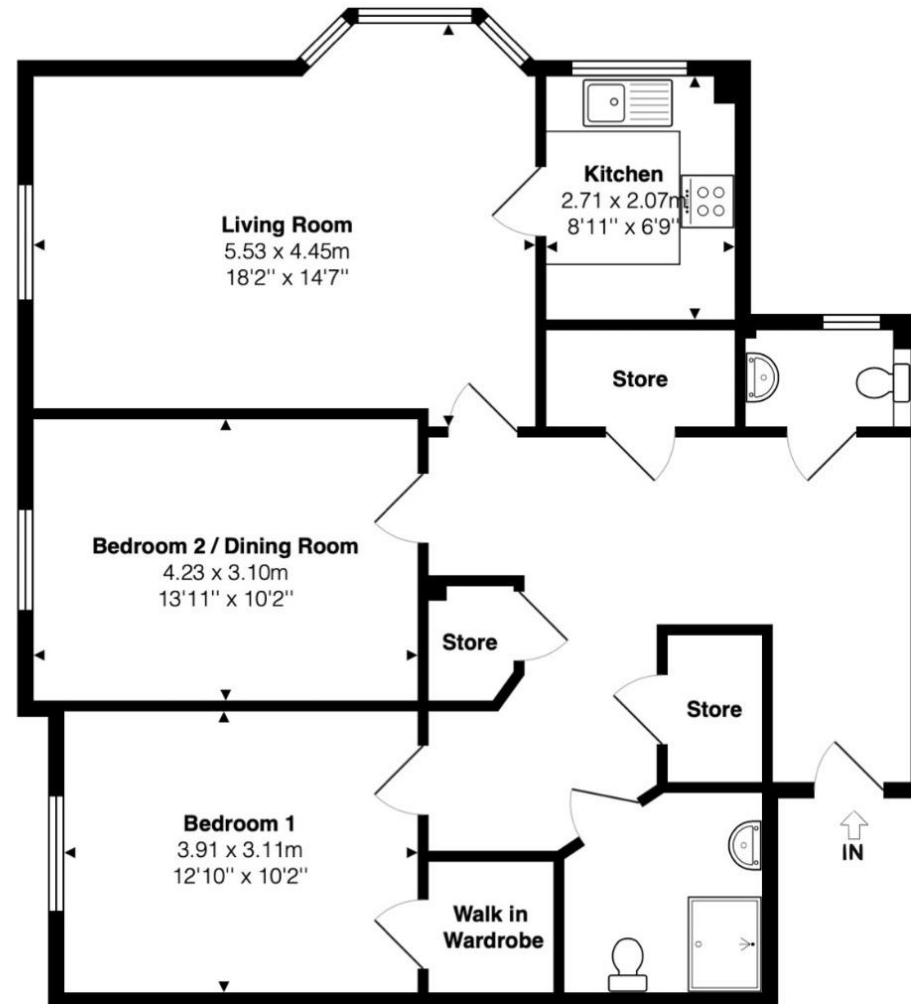
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approx. Gross Area
91 sq m – 974 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

