

The **Frost** Partnership

Amersham Sales: T: 01494 722711 E: amersham@frostweb.co.uk

1 Blenheim Lodge, 41 Chesham Road, Amersham, Buckinghamshire, HP6 5HX

Guide Price: £235,000 (Leasehold)

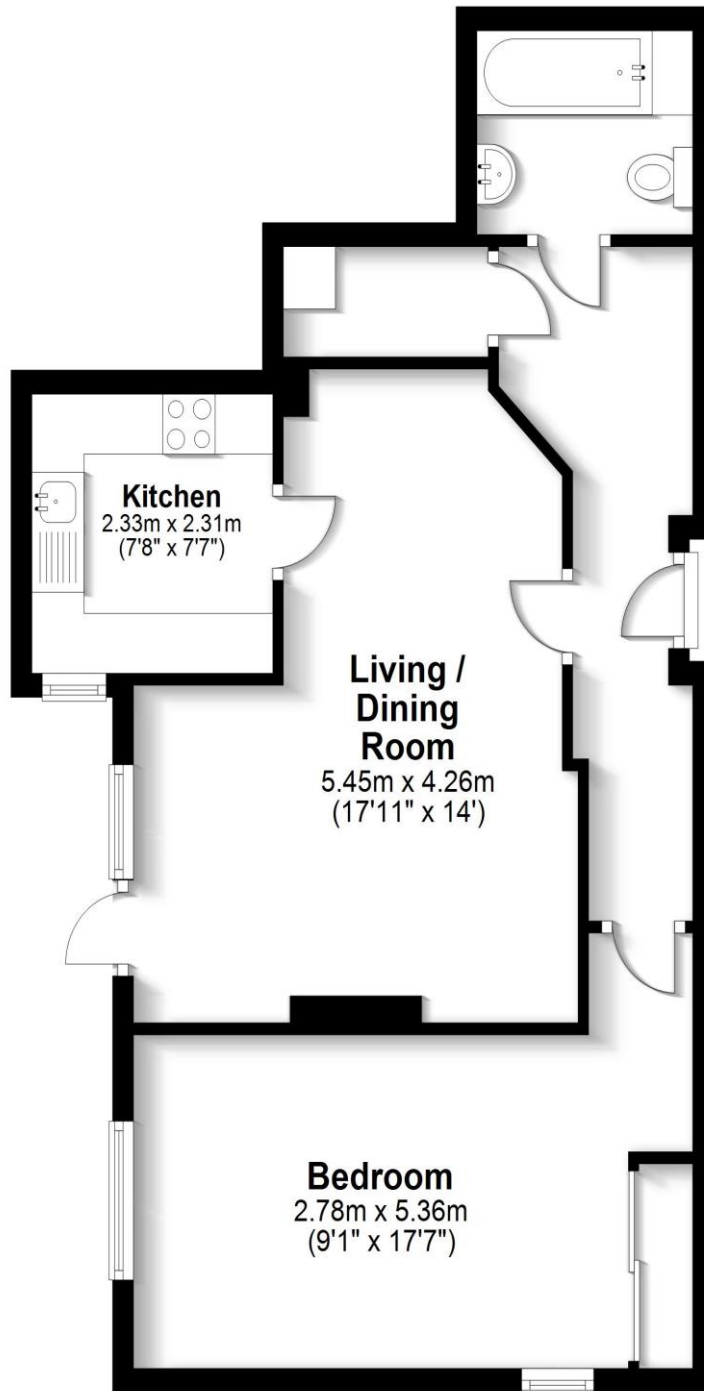


- Accessible ground floor apartment
- Immaculately presented
- One double/twin bedroom

- New appliances
- Town centre location
- No chain

Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



Total area: approx. 54.2 sq. metres (583.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings.

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Plan produced using PlanUp.

An immaculately presented ground floor apartment easily accessed being the first property as you enter the building. Situated in the highly desirable Blenheim Lodge set in the centre of Amersham. This development was built in 2005 and offers a comfortable and independent lifestyle for the over 60's. In addition to the self-contained apartments there are communal facilities which include an owners lounge and manicured communal gardens. No onward chain.

Entrance Via wood effect front door to entrance hallway.

Entrance Hallway Panelled doors to bathroom, walk-in storage cupboard and bedroom, glazed door to living accommodation. Wall-mounted emergency alarm system, large walk-in storage cupboard housing water tank and boiler with wooden slatted shelving, wall-mounted electricity fuse board and meter.

Sitting Room/Dining Room Sitting Room Area: Double glazed door to rear patio, coal effect electric fireplace with white surround and mantel and stone effect hearth, BT & TV points, wall-mounted electric radiator. Dining Room Area: Space for dining table and chairs, glazed door to kitchen.

Kitchen Fitted with a range of base and eye level units, roll edge granite effect work surfaces, tiled splashback, stainless steel drainer sink with chrome taps, four ring ceramic hob with extractor hood above, brand new built-in electric oven, brand new integrated fridge and freezer, wall-mounted kitchen heater, adjustable spotlights to ceiling, double glazed window to rear aspect, wood effect flooring.

Bedroom Double aspect with double glazed window to rear and side aspects, wall-mounted electric radiator, built-in wardrobes with mirrored sliding doors, hanging rail and storage shelving, BT & TV points.

Bathroom Fitted with a white suite comprising panel-sided bath with chrome taps, built-in power shower with adjustable height shower head and chrome controls, grab bars and handles, vanity unit mounted wash hand basin with chrome taps and storage below, low level WC with double button flush, chrome wall-mounted heated towel rail, extractor fan, bathroom heater, complementary tiling to walls, wall-mounted mirror with light above, tiled floor.

OUTSIDE & GARDENS Immediately from the sitting room there is a patio area leading to a further communal area laid to shingle and level lawn, with flower borders planted with mature plants, shrubs and trees. The boundaries are enclosed with close board fencing.

AMENITIES Blenheim Lodge offers a communal lounge to the front of the building where a number of weekly events are held for residents if they choose to do so. The communal laundry room is located on the first floor. There are emergency pull cords in each of the properties with 24 hour monitoring and a part time house manager (weekdays between 9am -2pm). There is a guest suite available for hire to visitors which is £15 per night for a single person occupancy or £20 per night for a double occupancy.

LEASE & OUTGOINGS

LEASE: 125 years from September 2005

Service Charge: £1421.20 per annum (2021)
Service Charge Review Date: Annually (Feb)

Ground Rent: £1511.21 per annum (2021)
Ground Rent Review Date: Annually (Feb)

AGENT'S NOTE Energy Efficiency Rating (EPC) - C
Council Tax Band - D

VIEWING

Via The Frost Partnership, Hill Avenue, Amersham, Buckinghamshire
Telephone: 01494 722711 Email: amersham@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.