

The **Frost** Partnership

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

Flat 1, Chapel House, Brays Lane, Amersham, Buckinghamshire, HP6 5SN

Guide Price: £350,000 (Share of Freehold)

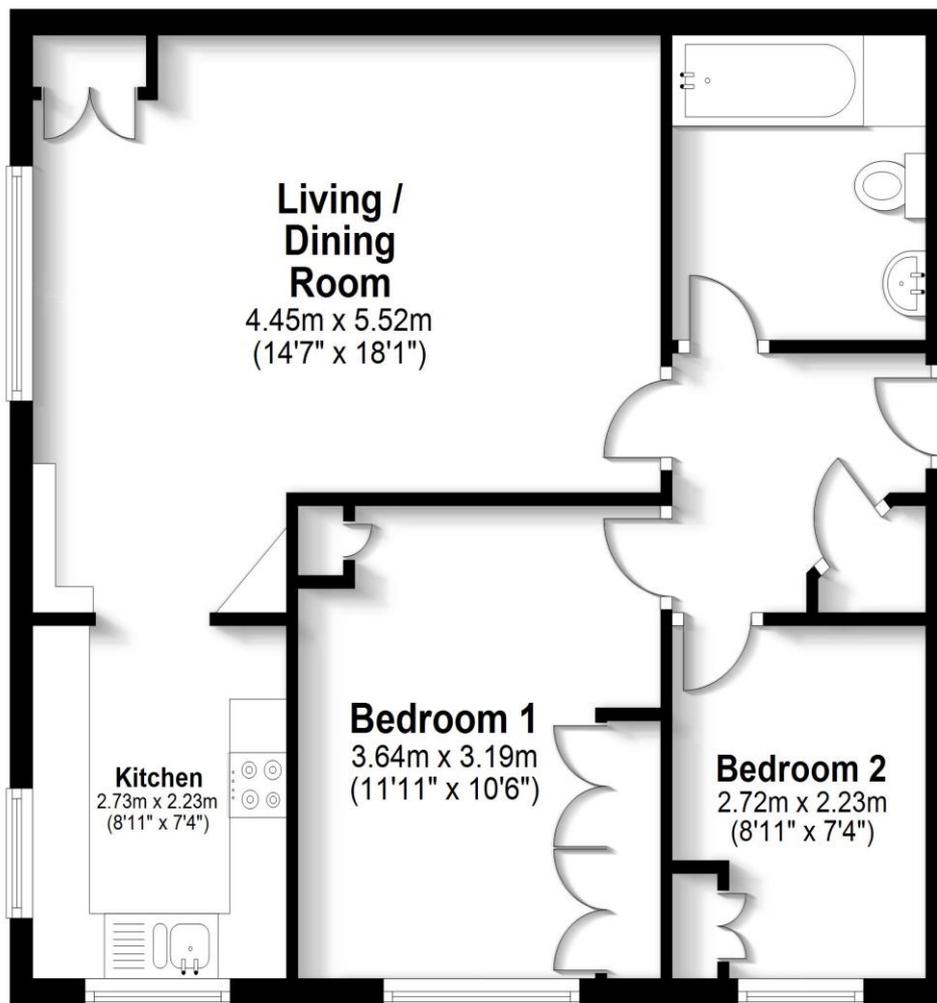


- Spacious ground floor flat
- Two double bedrooms
- Well-kept communal gardens

- Allocated and visitors parking
- Long lease, share of freehold
- No onward chain

Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



Total area: approx. 57.4 sq. metres (617.5 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.

The Frost Partnership is delighted to offer for sale this beautifully presented, ground floor apartment benefitting share of freehold with a 999 year lease. Located in a popular Village with local shop and offering easy access to Amersham and Chesham town centres, shops and local amenities including Chiltern/Metropolitan line stations. The accommodation is bright and spacious and briefly comprises entrance hallway, kitchen, sitting room/dining room, two double bedrooms and a bathroom. Outside there are well kept communal gardens, allocated parking and visitors' parking. Viewing advised.

Communal Entrance Via timber and glazed communal front door to communal hallway with meter cupboards and postal boxes. Hardwood front door to the property.

Entrance Hallway Panelled doors to living accommodation, bedrooms one and two, bathroom and large storage cupboard, radiator, wall mounted entry phone system.

Sitting Room/Dining Room Double glazed leaded light window to front aspect, archway to kitchen, ample built-in storage and book shelving, space for dining table and chairs, radiator, TV point.

Kitchen Fitted with a range of base and eye level units, roll edge work surfaces, one and a half bowl drainer sink with mixer tap and tiled splashback, four ring gas hob, built-in electric oven, extractor hood, space and plumbing for washing machine, space and plumbing for tumble dryer, space for fridge freezer, wall-mounted British Gas boiler, spotlights to ceiling, double aspect with double glazed leaded light windows to front and side aspects, linoleum flooring.

Bedroom One Double glazed leaded light window to front aspect, a range of built-in wardrobes with storage above, radiator, TV point.

Bedroom Two Double glazed leaded light window to front aspect, built-in wardrobes with storage above, radiator.

Bathroom Fitted with a white suite comprising, easy-access bath with chrome mixer tap and wall-mounted Triton power shower, grab rail, pedestal-mounted wash hand basin with mixer tap, low level WC, wall-mounted storage cupboard, wall-mounted mirrored cabinet, tiling from dado level down, radiator, spotlights to ceiling, linoleum flooring, extractor fan.

OUTSIDE & GARDENS To the rear of the property there are communal gardens, predominantly laid to level lawn surrounded with mature hedging.

Parking The property benefits from one allocated parking space plus visitors parking in a communal shingled parking area to the front of the property.

LEASE & OUTGOINGS

Share of Freehold - One eighth share of the Freehold

LEASE: 999 years from 1991

Service Charge: Maintenance charge of £100 per annum. Increased from £75 in January 2022.

Service Charge Review Date: Possibly annually in January but the above is first increase in 3 years

Ground Rent: N/A

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.