

The **Frost** Partnership

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3 Geoffrey Keen Road, Chesham, Buckinghamshire, HP5 2ZW

Guide Price: £375,000 (Leasehold)

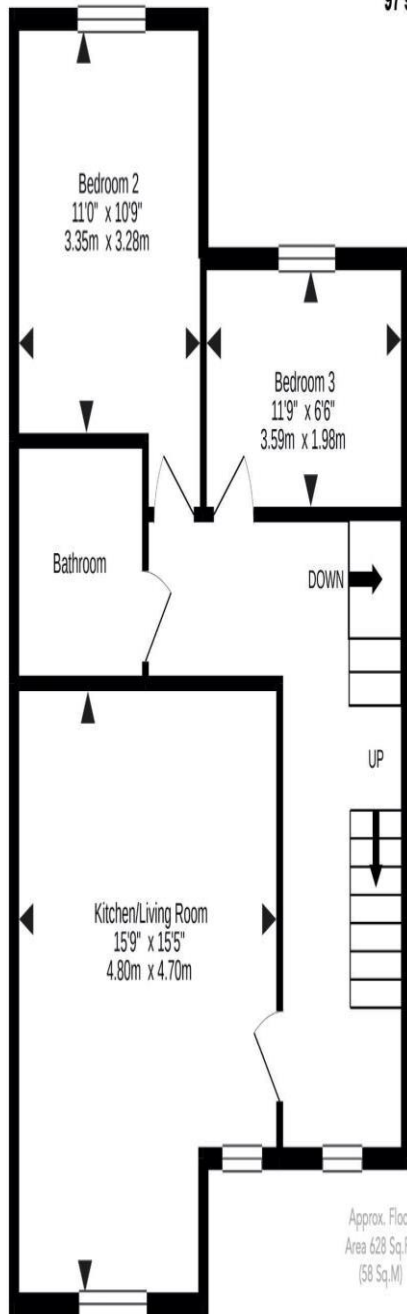


- Spacious New Build Homes
- Reservations available now
- Help to Buy Scheme

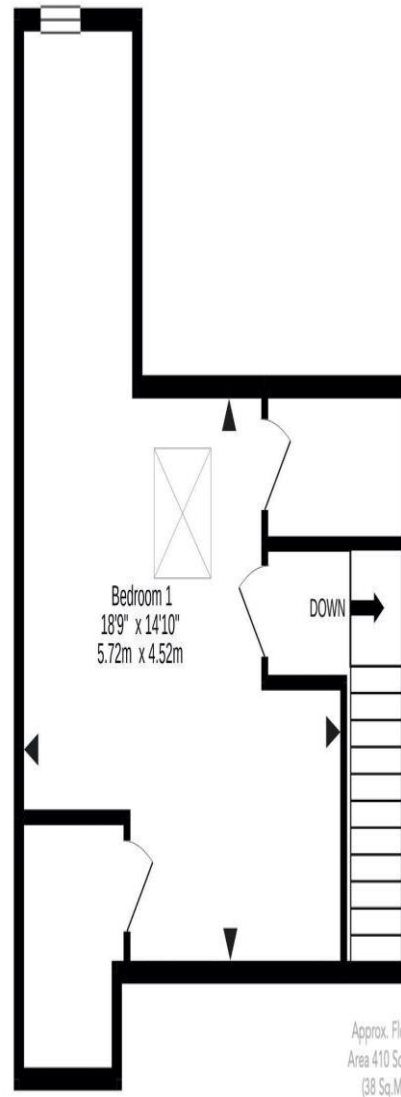
- 2, 3 & 4 bedroom properties
- Long Leasehold Apartments
- Popular location with stunning views

Unit 3, 135 Hivings Hill, Chesham, Buckinghamshire, HP5 2PN

Approx. Gross Area
97 sq m – 1039 sq ft



First Floor



Second Floor

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.

An exciting new development of just 8 properties in a sought-after location on the outskirts of Chesham, occupying an elevated position with stunning, far reaching views over the town and surrounding countryside. Offered with Help to Buy and a 10 year Buildzone Guarantee.

Geoffrey Keen Road consists of 8 luxurious and thoughtfully constructed properties, four spacious 2 and 3 bedroom maisonettes and four 4 bed roomed houses with an interesting and flexible design to suit modern day living.

This two bedroom ground floor apartment has been carefully designed to maximise space and light. The accommodation comprises entrance hall and contemporary cloakroom, large reception room with stylish kitchen area, two double bedrooms and a large bathroom. There are charming communal grounds, tastefully landscaped for all residents enjoyment offering an open aspect to the front and both residents and visitors parking.

Brand new 999 lease.

Service charge approximately £1000 per annum

Ground rent approximately £350 per annum

Photographs may depict similar plots and are representative only.

OTHER **EXCITING BRAND NEW DEVELOPMENT IN HIVINGS HILL OF 8 LUXURY PROPERTIES**

Entrance Via uPVC front door with double glazed ornate windows inset to entrance hallway.

Entrance Hallway Wood effect laminate flooring, stairs rising to first floor landing.

FIRST FLOOR Landing Wood effect laminate flooring, doors to bedrooms two and three, family bathroom and living accommodation. Double glazed window to front aspect, radiator, stairs rising to second floor.

Living Room/Kitchen Living Room: Wood effect laminate flooring, two double glazed windows to front aspect, radiator. Kitchen: Fitted with a range of base and eye level high gloss units, integrated fridge and freezer, integrated washer/dryer, granite work surfaces, under-hung stainless steel sink with chrome mixer tap, Bosch four ring gas hob with Bosch brushed steel extractor hood above and Bosch electric oven below, cupboard housing GloWorm boiler.

Bedroom Two Double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bedroom Three Double glazed window to rear aspect, radiator, wood effect laminate flooring.

Bathroom Fitted with a white suite comprising panelled bath, glazed shower screen, chrome mixer tap, low level WC with dual flush, vanity unit with inset wash basin and storage below, mirrored storage cabinet, wall-mounted chrome heated towel rail, extractor fan, fully tiled walls, porcelain tiled floor.

SECOND FLOOR Landing With door to Bedroom One.

Bedroom One Wood effect laminate flooring, radiator, walk-in wardrobe with light, double glazed window to rear aspect, double glazed Velux window to rear. Door to en-suite bathroom.

En-suite Bathroom Fitted with a white suite comprising panel sided bath, glazed shower screen, chrome mixer tap, low level WC with dual flush, vanity unit mounted wash hand basin with storage below, wall-mounted chrome heated towel rail, fully tiled walls, porcelain tile floor.

AGENT'S NOTE *Help to Buy Scheme is available on these properties*

VIEWING

Via The Frost Partnership, Germain Street, Chesham, Buckinghamshire

Telephone: 01494 774602 Email: chesham@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.