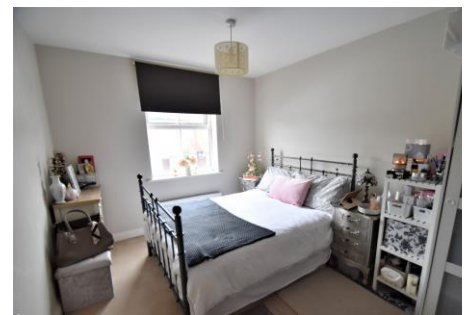


The **Frost** Partnership

Chesham Sales: T: 01494 774602 E: chesham@frostweb.co.uk

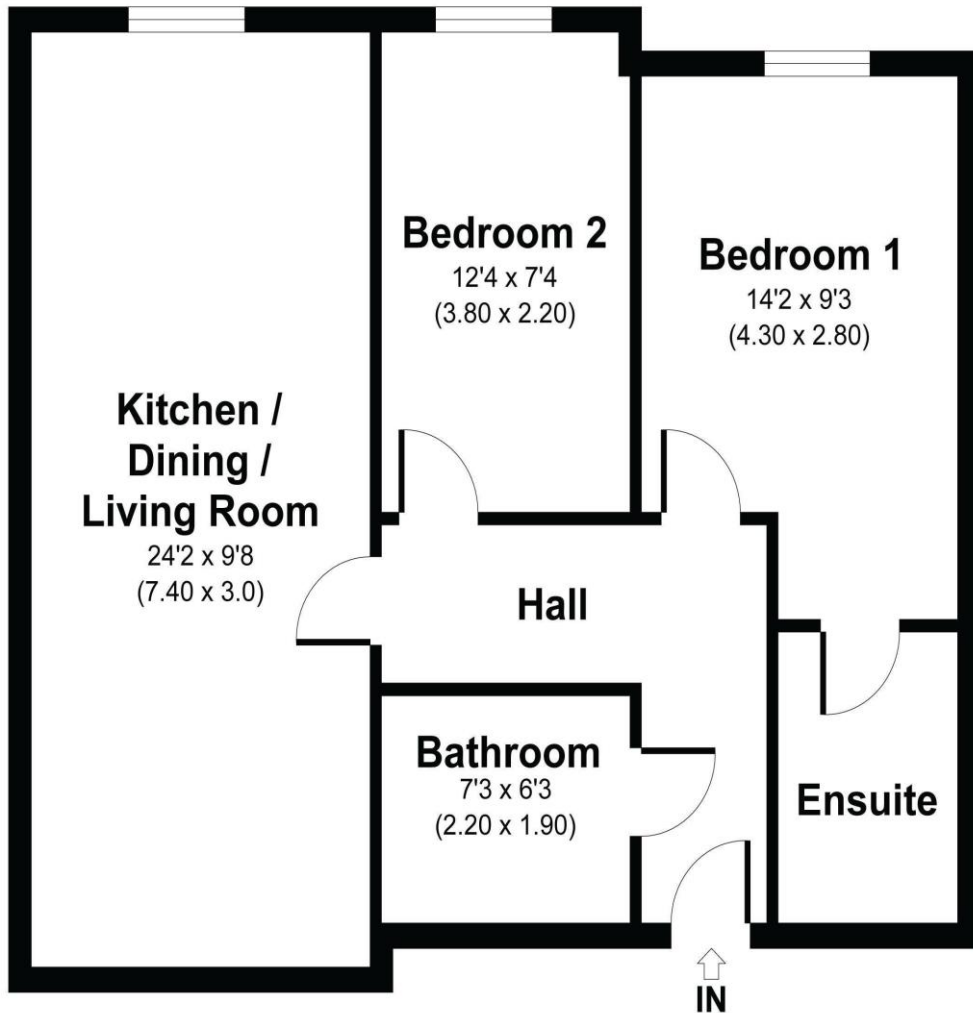
Flat 9 Lancaster House, 1 Germain Street, Chesham, Buckinghamshire, HP5 1LH

Guide Price: £285,000 Leasehold



- A stylish first floor apartment
- On the edge of the old town
- Short walk to the station

- Two double bedrooms/two bathroom
- Modern fully fitted kitchen
- No onwards chain



9 Lancaster House, Chesham, HP5

APPROXIMATE GROSS INTERNAL AREA 622 SQ FT / 57.83 SQ M

FROSTCH: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2021.

A VERY WELL PRESENTED first floor EXECUTIVE apartment set in the popular Lancaster House development located in Chesham Old Town, offering a SHORT WALK to both TOWN & STATION. SECURITY ENTRY PHONE SYSTEM, L-shaped inner hallway, living room which is open-plan to MODERN FULLY FITTED kitchen breakfast room, master bedroom with EN-SUITE shower room, further DOUBLE bedroom and MODERN BATHROOM. NO CHAIN.

OTHER The Frost Partnership is thrilled to offer this extremely well-presented, first floor executive apartment set in the popular Lancaster House development located in Chesham Old Town, offering a short walk to both town centre and station. The property boasts light and airy accommodation comprising communal security entrance hallway, large L-shaped inner hallway, living room which is open-plan to kitchen breakfast room, master bedroom with en-suite shower room, further double bedroom and bathroom. No onward chain. Viewing advised.

Living Room Double glazed window to front aspect, BT & TV points, built-in cupboard with storage and housing gas central heating boiler, double radiator.

Family Bathroom White panelled bath with shower screen and chrome shower attachment and mixer taps, close coupled WC with dual flush, wall-hung wash basin with splashback tiling, chrome heated towel rail, ceramic tile flooring, large, recessed mirror, tiling to walls, LED downlighters, extractor fan.

Kitchen Area A range of white high gloss eye and base level units with roll top work surfaces, one and a half bowl stainless steel sink unit with chrome mixer taps, built-in electric oven, four ring gas hob with extractor fan and stainless steel splashback, under cupboard lighting, built-in dishwasher, built-in fridge freezer, Halogen downlighters, porcelain tile flooring.

Master Bedroom Double glazed window to front aspect with views over Lowndes Park, double radiator, BT, TV & FM points, wall-mounted central heating control panel, door to en-suite shower room.

Bedroom Two Double glazed window to front aspect with views over Lowndes Park, double radiator.

En-suite Shower Room Close coupled WC with dual flush, wall-hung wash basin with chrome taps, chrome heated towel rail, double width shower with wall-mounted Bristan shower, ceramic tile flooring, LED downlighters, extractor fan.

Entrance Door to inner hallway.

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

Inner Hallway Doors leading to living room, master bedroom, bedroom two and bathroom, LED downlighters, wall-mounted security entry phone system, wall-mounted fuse box, smoke alarm, double radiator.

Lease/Outgoings 125 Years Lease granted February 2014
Ground Rent 250.00 PA
Service Charge ?556.13 every 6 months and paid until 31.12.21.

VIEWING

**Via The Frost Partnership, Germain Street, Chesham, Buckinghamshire
Telephone: 01494 774602 Email: chesham@frostweb.co.uk**

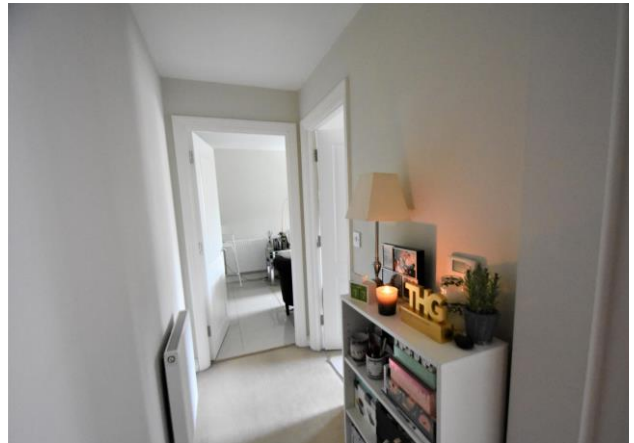
AGENT'S NOTE

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.