

The **Frost** Partnership

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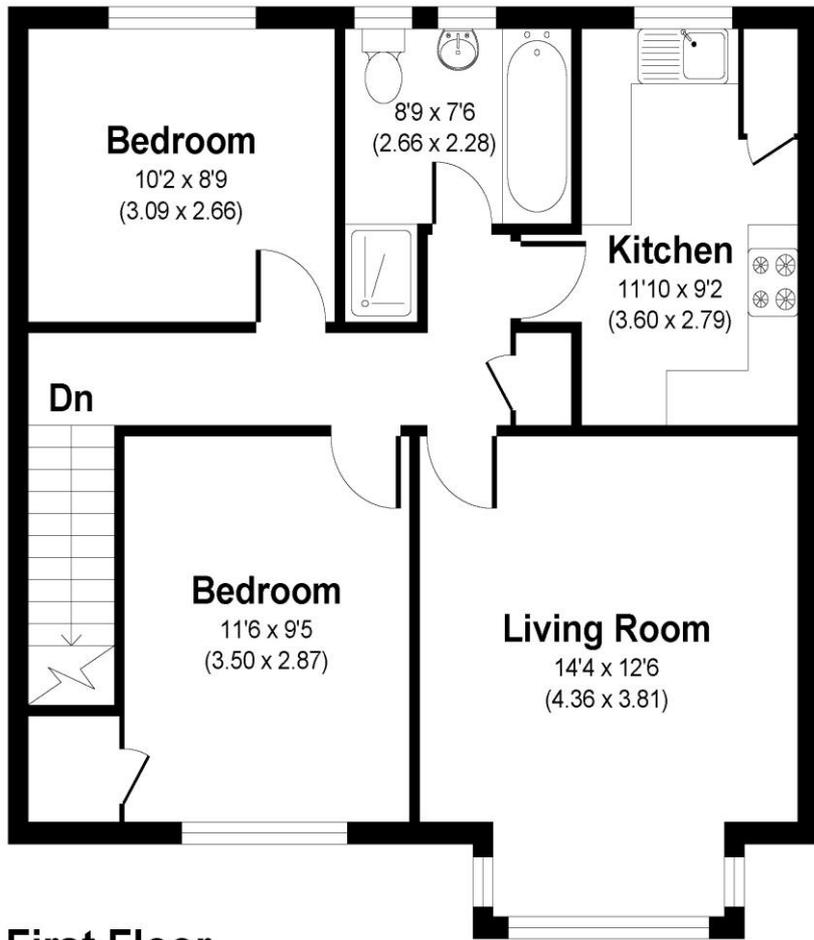
27B Berkeley Avenue, Chesham, Buckinghamshire, HP5 2RN

Asking Price: £300,000 (Leasehold)

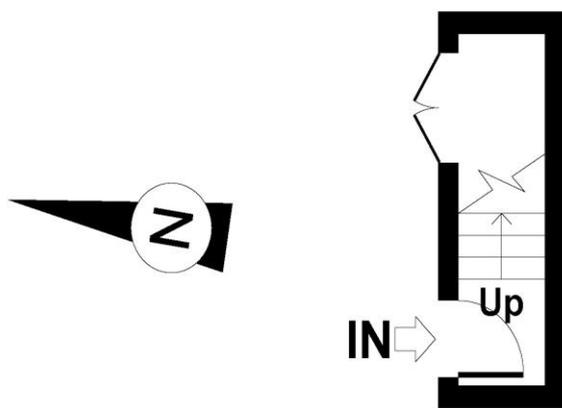


- A charming first floor apartment
- Sought after tree lined avenue
- Easy access to the town & station

- Two double bedrooms
- Private level garden
- Garage



First Floor



Ground Floor

Berkeley Avenue, HP5

APPROXIMATE GROSS INTERNAL AREA 652 SQ FT / 60.58 SQ M

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The Frost Partnership is thrilled to be offering this delightful, first floor maisonette set in this highly desirable tree-lined avenue off Chartridge Lane yet offers easy access to both town centre and station and all good motorway links. The property benefits from deceptively spacious and light accommodation throughout with a modern fitted kitchen and bathroom, two double bedrooms, living and dining room along with a single garage in a block and a private and enclosed level garden. No onward chain. Viewing advised.

Entrance Double glazed door to hallway.

Hallway Stairs to first floor, double glazed window to side aspect, doors to living and dining room, kitchen, bedrooms one and two and bathroom, built-in cupboard with shelving housing fuse box and meters, double radiator, loft hatch and coving.

Living and Dining Room A lovely sunny Bay windowed living/dining room with double glazed Bay window to front aspect, double radiator, BT & TV points and coving.

Kitchen/Breakfast Room A modern fitted kitchen/breakfast room comprising a range of cream eye and base level units with roll top work surfaces, stainless steel sink unit with chrome mixer taps, brickwork tiling to walls, double glazed window to rear aspect overlooking garden, space for fridge freezer, built-in Belling electric oven and Lamona electric hob with chrome extractor fan, built-in cupboard housing Worcester gas central heating boiler and pump for power shower, space for washing machine.

Bedroom One Double glazed window to front aspect, double radiator, coving, built-in double wardrobe with hanging space and shelving.

Bedroom Two Double glazed window to rear aspect overlooking garden, double radiator, FM point and coving.

OUTSIDE & GARDENS The property is set far back from the road with access to the side of the property leading to a single garage in a block. The garden is private and enclosed, laid to lawn with timber panel fencing to all sides and timber gated access.

Garage Single garage in a block with up-and-over door, light and power.

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

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.