

The **Frost** Partnership

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

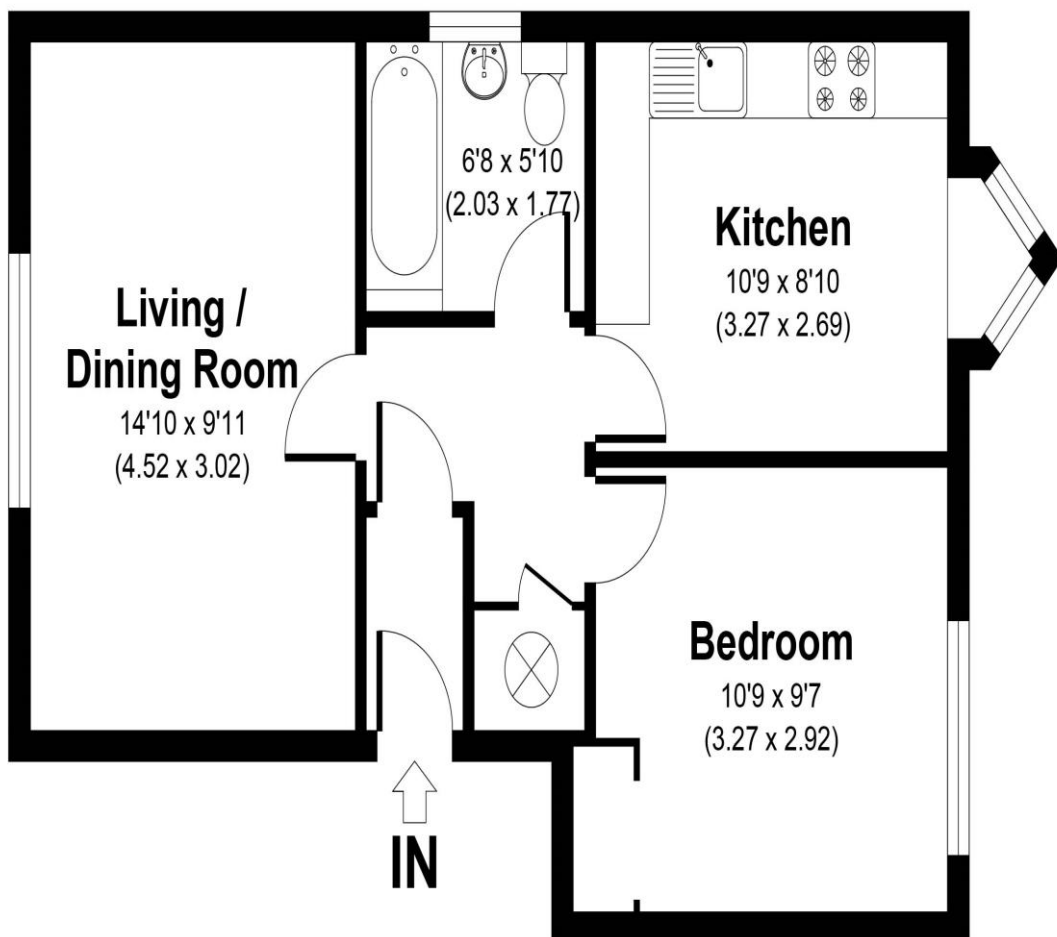
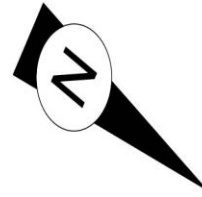
37 Stoney Grove, Chesham, Buckinghamshire, HP5 3BW

Guide Price: £182,500 (Leasehold)



- Ground floor one bedroom apartment
- Large kitchen/breakfast room
- Lovely open views over allotments

- Short walk to the town & station
- Off road parking & communal gardens
- No onward chain



Stoney Grove, HP5

APPROXIMATE GROSS INTERNAL AREA 465 SQ FT / 43.23 SQ M

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

A spacious one bedroom, ground floor apartment providing well-proportioned rooms with an attractive aspect to the rear overlooking allotments boasting a short walk to the town and station. Offering a good sized kitchen/breakfast room, large double bedroom with built in wardrobe, communal gardens and off-road parking. An ideal first time buy or investment property.

Communal Entrance

Communal front door to communal entrance hall. Personal front door to:

Entrance Hall

Further door to inner hallway.

Inner Hallway

Airing cupboard housing hot water tank, heating controls and storage. Further doors to sitting room, kitchen bedroom and bathroom.

Sitting Room

A good sized room comprising double glazed windows to front aspect, electric storage radiator, TV point, textured ceiling.

Kitchen

A spacious kitchen with room for a dining table and chairs comprising base and eye level units, roll edged working surfaces, electric cooker point, plumbing and space for washing machine, electric storage radiator, oriel window with bay overlooking the rear aspect with views over local allotments, single drainer sink unit with mixer tap.

Bedroom

Spacious double bedroom with electric heater, built-in wardrobe with alcove, rear aspect views over local allotments.

Bathroom

A three-piece coloured suite comprising panelled bath with partly tiled surround, pedestal wash basin, low level WC, partly tiled with an electric wall-mounted heater.

OUTSIDE & COMMUNAL GARDENS

Communal gardens to the front and rear comprising lawn areas and steps to block-paved off road parking areas for residents and visitors.

AGENT'S NOTE

Energy Efficiency Rating (EPC) - C
Council Tax Band - C
Ground Rent £100 pa
Service Charge £900 pa
Lease 62 years unexpired

Directions

From The Frost Partnership offices in Germain Street, proceed along St Mary's Way with Lowndes Park on your left. At the roundabout bear left into Broad Street and turn 3rd right into Cameron Road. Proceed up Cameron Road and bear right into Stoney Grove after approximately half a mile. Park on the right hand side and the steps will lead you to the entrance for no 37.

VIEWING

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

AGENT'S NOTE

Financial Services

We offer you and all our clients the opportunity to consult with independent Financial Services companies. It is your decision whether you choose to deal with one of these companies. Should you decide to use one of them The Frost Partnership will receive a referral fee of £300 inclusive of VAT, or a percentage of the fees generated by the Financial Services Company, whichever is the greater. You will not have to pay anything with regard to this to The Frost Partnership

Solicitors

We offer you and all our clients the opportunity to consult with a panel of conveyancing solicitors. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of up to £300 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership. In regard to both of the above – we will not discriminate or threaten to discriminate against any client because the person is, is not, or is unlikely to be accepting services that are directly or indirectly offered. We will not discriminate against any person under the definitions of The Equality Act 2010.



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.