

The **Frost** Partnership

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

14 Liberty Court, Bellingdon Road, Chesham, Buckinghamshire, HP5 2FG

Guide Price: £285,000 (Leasehold)

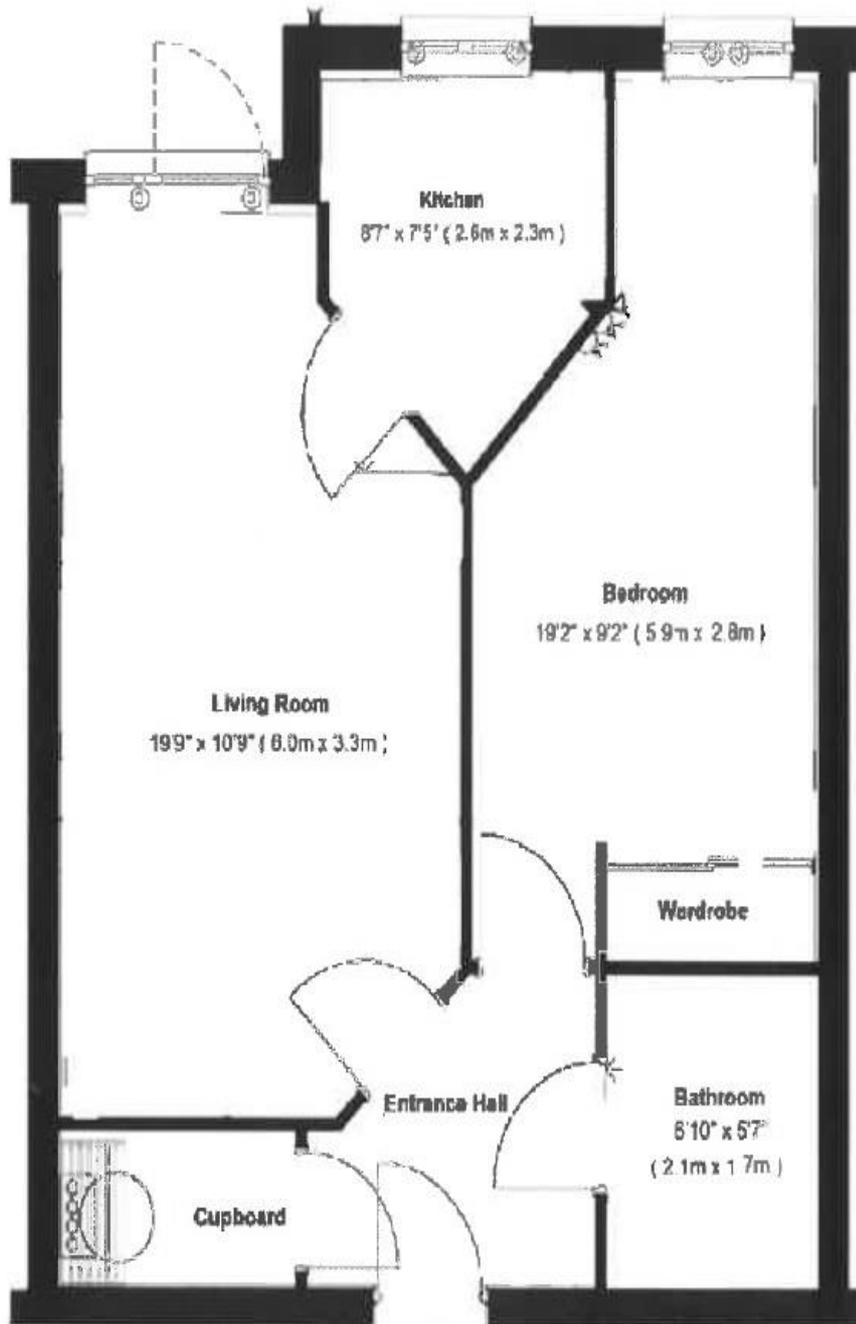


- A luxury retirement apartment
- Ground floor with communal patio garden
- Close to the town centre

- Communal lounge and gardens
- Guest suite & laundry room
- No onward chain

Frost

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14 Liberty Court, Chesham, HP5

A rare opportunity to acquire this very well presented ground floor retirement apartment set in an exclusive development built by McCarthy & Stone in 2011. Liberty Court is centrally located in Chesham with a short level walk to the town centre and station, offering security, independence and comfortable living. This complex has a house manager with an emergency pull-cord system which is available 24 hours a day, 365 days of the year. There is a lift and a laundry room and a guest suite with en-suite facilities for friends and family. A residents' lounge is located on the upper ground floor with direct access to the attractive courtyard garden with lawn and paved seating area. There is an integral battery scooter store with charging points and car parking available for residents and visitors.

Communal Entrance Hallway Doors with security entry system to a communal lounge and kitchen leading to this ground floor flat, which can be found first door on the right hand side.

Inner Hallway Timber glazed door to lounge/dining room, door to bathroom, door to bedroom, LED downlighters, smoke alarm, wall mounted central heating control thermostat and security pull cord system, storage cupboard housing hot and cold water tanks with shelving, wall mounted fuse box and meters.

Lounge/Dining Room Double glazed window and door to front aspect leading to private patio area, electric wall mounted storage heater, electric feature fireplace.

Kitchen A modern fitted kitchen with a range of light wood eye and base level units, work surfaces, tiling to walls, built in electric chrome Beko electric oven and Beko electric hob, chrome extractor fan, built in fridge/freezer, stainless steel sink unit with chrome mixer tap, double glazed window to front aspect, LED downlighters, extractor fan, ceramic tiled flooring and wall mounted electric Dimplex heater.

Bedroom A large double bedroom, wall mounted storage heater, a range of built-in double wardrobes with sliding mirror doors with hanging space and shelving, BT & TV points.

Shower Room Double shower cubicle with wall-mounted chrome electric shower and grab rail, low level WC, wash basin with cupboards under and chrome mixer taps, complementary tiling to wall from floor to ceiling, ceramic tile flooring, Halogen downlighters, extractor fan, wall-mounted Dimplex storage heater, wall-mounted mirrored bathroom cabinet, wall-mounted white heated towel rail, shaver/light point and emergency pull cord.

OUTSIDE This property boasts its' own patio area with brick wall borders and wrought iron fencing in part, with various shrubs.

LEASE/SERVICE CHARGE Lease: A 125 year Lease was granted in 2011.
Service Charge: April to September - £1004.33 and October to March - £1004.33.
Monthly payments of 11 x £167.38 and 1 x £167.48.
Ground Rent: April to September £212.50 and October to March - £212.50.

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

Directions

From St Marys Way roundabout with Lowndes Park on your left hand side proceed across the roundabout and then take the first turning left on to Bellingdon Road and Liberty Court can be found a short distance on the right hand side.

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.