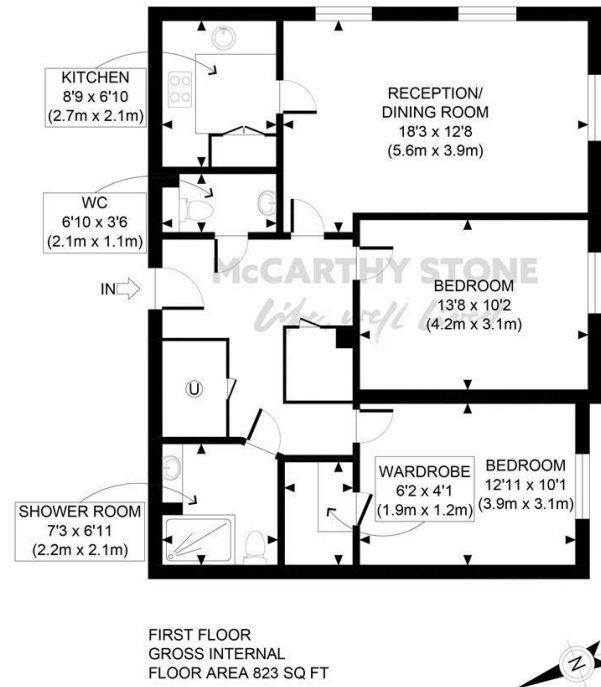


## 11 Chiltern Place

59-61 The Broadway, Amersham, HP7 0HL



<b>APPROX. GROSS INTERNAL FLOOR AREA 823 SQ FT / 76 SQM</b>	<b>Chiltern Place</b>
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	<small>date 17/09/25</small>
	<b>photoplan</b>



### Council Tax Band: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>90</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## Asking price £595,000 Leasehold

BEAUTIFULLY PRESENTED first floor retirement apartment benefitting from two generous sized bedrooms with a WALK-IN WARDROBE to the master bedroom. SPACIOUS dual aspect living room, MODERN KITCHEN with built in appliances, shower room and separate guest WC/Cloakroom. The apartment has an ALLOCATED CAR PARKING SPACE.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# 59-61 The Broadway, Amersham

2 bed | £595,000

## Apartment Overview

A delightful and spacious two bedroom apartment with views over the pretty town of Amersham. A spacious living room with a separate modern kitchen with built in appliances, two double bedrooms with a walk-in wardrobe to the master bedroom, guest WC/Cloakroom and a contemporary shower room completes this lovely apartment. An allocated car parking space is included.

## Chiltern Place

Located along one of the town's main streets, you'll have everything at your fingertips, from supermarkets to local restaurants and boutiques.

Residents are able to enjoy the on-site communal lounge and a landscaped garden. The restaurant provides freshly prepared lunches daily. The Guest Suite is perfect for any visitors who wish to stay overnight. The development is extremely secure, with a camera entry system, and intruder alarms.

The dedicated Estate Manager and CQC qualified staff are on site 24/7, 365 days a year. For those with limited mobility, the whole development is wheelchair accessible and there is domestic assistance for anybody who needs a helping hand.

## Local Area

Amersham is a quaint market town within the Chiltern district. Located 30 miles northwest of London and has recently been voted as one of the best places to live in Buckinghamshire. Amersham was crowned overall winner at the 2022 finals Britain in bloom and achieved a Gold award in the Town Centre category, an inspirational culture of connection through horticulture.

It's far enough to let you get away from the capital's hustle and bustle, but still visit by car or train. Amersham is tucked away in the Chilterns Area of Outstanding Natural Beauty, known for its beautiful green rolling hills, streams and rivers.

Amersham itself is divided into two parts, Old Amersham, set in the valley of the River Misbourne, and Amersham-on-the-Hill, a newer area with a train station. The town has several picturesque pubs, a museum displaying the local history and a

13th-century parish church. For more active homeowners, there is also a large playing field, a swimming complex, football club, judo centre and plenty of walking, cycling and hiking trails.

## Entrance Hall

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Walk-in storage cupboard. Doors leading to living room, two bedrooms, shower room and guest WC/cloakroom.

## Living Room

Spacious dual aspect living room with three large double glazed windows facing easterly and southerly allowing for plenty of natural light, ample room for a dining table. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two wall mounted radiators, raised electric sockets and fitted carpets. Door leading to a separate kitchen.

## Kitchen

A modern and fully fitted kitchen with an excellent range of wall & base units and pan drawers with contrasting worktops over. Waist height electric oven and built in microwave. Four ring electric ceramic hob with opaque glass splash back. Sink and drainer with mixer tap. Integrated fridge/freezer, dishwasher, ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

## Bedroom One

Spacious double bedroom with double glazed windows and a southerly aspect. TV & telephone points, ceiling light, raised electric sockets and fitted carpets. Walk-in wardrobe providing plenty of hanging rails and shelving.

## Bedroom Two

Double bedroom of ample proportions with a double glazed window and a southerly aspect. This room would also be perfect for alternative uses such as a dining room or study. Ceiling light, raised electric sockets, fitted carpets.

## Shower Room

Fully fitted wet room style shower room with a thermostatically controlled shower, grab rails and curtain. Close coupled WC, vanity unit with wash basin and cupboards beneath. Double width illuminated mirror cabinet, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Ceiling spotlights.

## WC/Cloakroom

Part tiled walls and floor, WC, chrome ladder style towel warmer and pedestal wash basin with an illuminated mirror cabinet above.

## Car Parking

An allocated car parking space is included within the private car park.

## Service Charge

- Onsite Estate Manager
- 24-hour emergency call system and team
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- 1 hour weekly domestic assistance
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge: £17,022.75 for financial year ending 30th September 2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

## Lease Information

Ground rent annual charge: £510 to be reviewed 1st January 2034

Lease length: 999 Years from 2019

Ground rent review: 2034

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

