



MERLEBANK, HOSPITAL HILL, CHESHAM

£1,450 pcm

**** AVAILABLE IMMEDIATELY **** Constructed in 1986, this well presented two double bedroom first floor flat is tucked away in a quiet location on the south side of Chesham within a short distance to the town centre, Chesham Metropolitan Line station, River Chess and woodland walks. The accommodation comprises communal entrance, good size inner hallway, 16' 4" living room, patio doors to balcony with views over rooftops towards Chesham Bois, fitted kitchen, two double bedrooms and bathroom. Further benefits include gas central heating to radiators, double glazing, residents parking for two cars and communal gardens to rear.

- AVAILABLE IMMEDIATELY
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- BALCONY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- RESIDENTS PARKING FOR TWO CARS
- COMMUNAL REAR GARDENS

Ground Floor

Communal Entrance

Front aspect door.

First Floor

Hallway

Entrance into hallway via side aspect door, phone point, two storage cupboards.

Living Room

16' 4" x 10' 1" (4.98m x 3.07m) Front aspect double glazed patio doors to balcony, coved ceiling, radiator, power points, TV aerial, carpeted flooring, ceiling mounted fan with light.

Balcony

Kitchen

10' 2" x 7' 1" (3.10m x 2.16m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated four hob gas cooker with oven below and overhead extractor fan, plumbed for washing machine, space for fridge/freezer, wall mounted 'Worcester' boiler, part tiled walls, tiled flooring, power points, spot lighting.

Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

8' 8" x 5' 9" (2.64m x 1.75m) Rear aspect frosted double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, part tiled walls, radiator, lino laminate effect flooring.

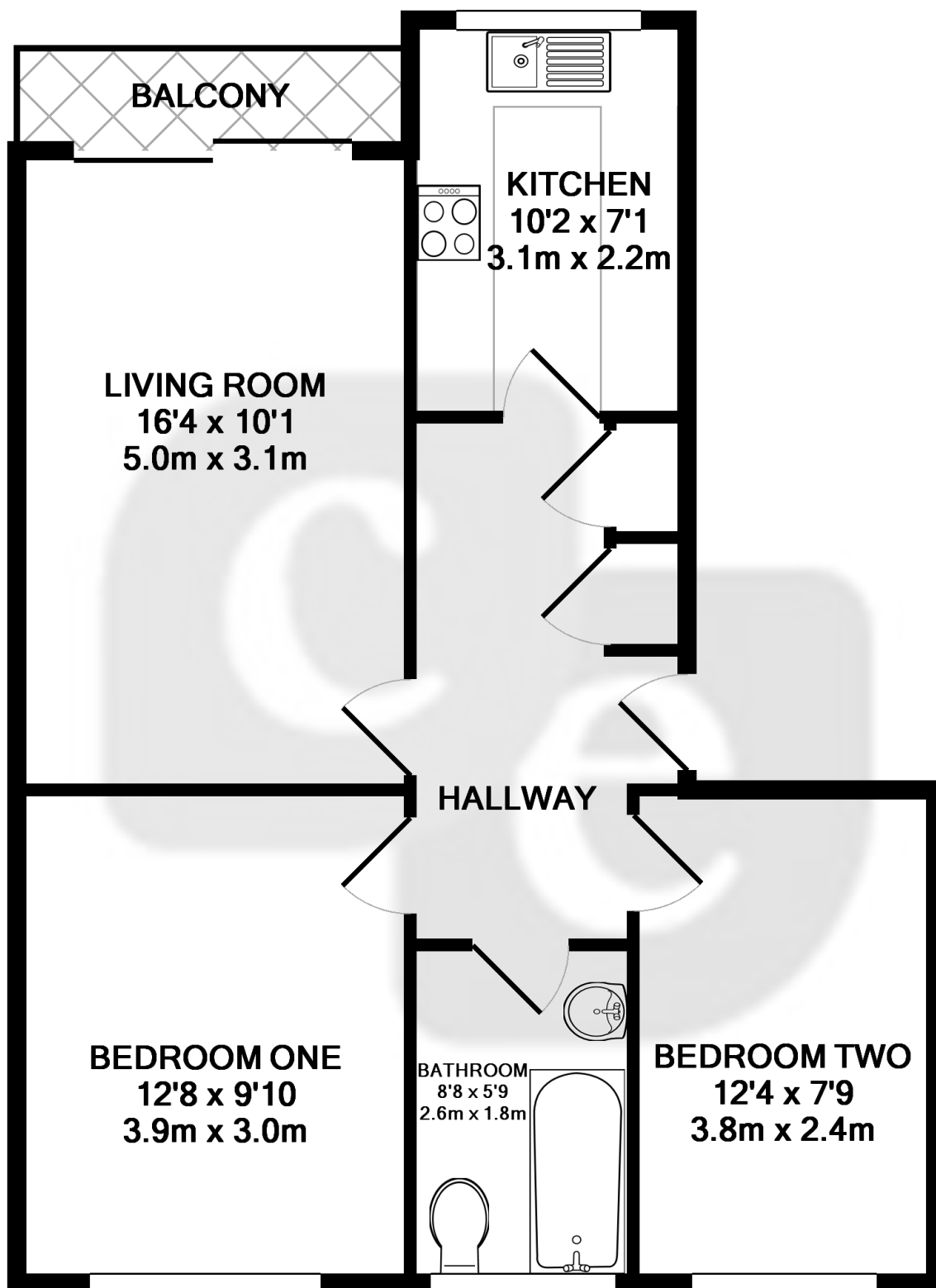
Parking

Parking for residents.

Communal Rear Garden



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TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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