given on the same basis as these Particulars.

Particulars.

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JOHN NASH & CO.

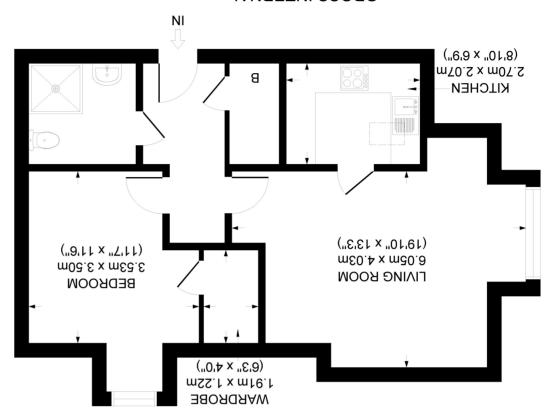
hese particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquines with a view to taking up negotiations but they are dimensioned to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise.

01494 725005 admin@john-nash.co.uk

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

PPPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT / 56 SQ M FLAT 28, 59-61 CHILTERN PLACE, THE BROADWAY, OLD AMERSHAM, HP7 0HL

FLOOR AREA 608 SQ FT







Flat 28, Chiltern Place | 59 - 61 The Broadway | Amersham | Buckinghamshire | HP7 0HL

£475,000







BEAUTIFULLY PRESENTED second floor retirement apartment. The property boasts a SPACIOUS living room, GOOD SIZED bedroom with a WALK-IN WARDROBE, MODERN FITTED KITCHEN with built in appliances and WET ROOM.

The development comprises 38 apartments and offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

The Property

Situated in the charming and picturesque setting of Old Amersham, this beautifully presented one-bedroom retirement apartment offers a blend of modern comfort and characterful surroundings. Located within a unique block of just 38 purposebuilt apartments, the property is ideally placed within walking distance of all local shops, cafés, and amenities.

Finished to a high standard throughout, the apartment features a spacious lounge perfect for relaxing or entertaining. The contemporary cream-fitted kitchen comes fully equipped with an integrated fridge/freezer, eye-level oven and microwave, dishwasher, and ample wall and base storage units.

The generously sized bedroom overlooks the delightful Old Amersham High Street and includes a large walk-in wardrobe, complete with lighting, hanging space, shelves, and drawers. The stylish wet room boasts built-in cupboards, while a separate utility cupboard provides space for coats and essential services.

Communal Facilities

Residents enjoy access to a range of high-quality communal facilities as part of the monthly maintenance package, including a welcoming sitting room, a fully equipped laundry room with four washers and dryers, and a dining room that can be transformed into a private space for special occasions. There's also a comfortable guest suite for visiting friends and family.

An on-site manager organises a variety of regular social events and activities, from movie nights and book clubs to coffee mornings, chess, carpet bowls, and seasonal celebrations—making it easy to build friendships and enjoy an active and fulfilling lifestyle.

This is a rare opportunity to own a stylish and convenient home in one of Buckinghamshire's most desirable historic towns.

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

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 the Estate Manager

Lease Information: Lease length of 999 Years from 2019 Service Charge: £1,059.57 per month (£12,714.88 per year)

Council Tax Band D - £2456.61 (2025/2026)







