



## MERLEBANK, HOSPITAL HILL, CHESHAM

£315,000

**\*\* NO ONWARD CHAIN \*\*** 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 and communal gardens to rear.

- TWO DOUBLE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- BALCONY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- RESIDENTS PARKING
- COMMUNAL REAR GARDENS
- NO ONWARD CHAIN

## 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.

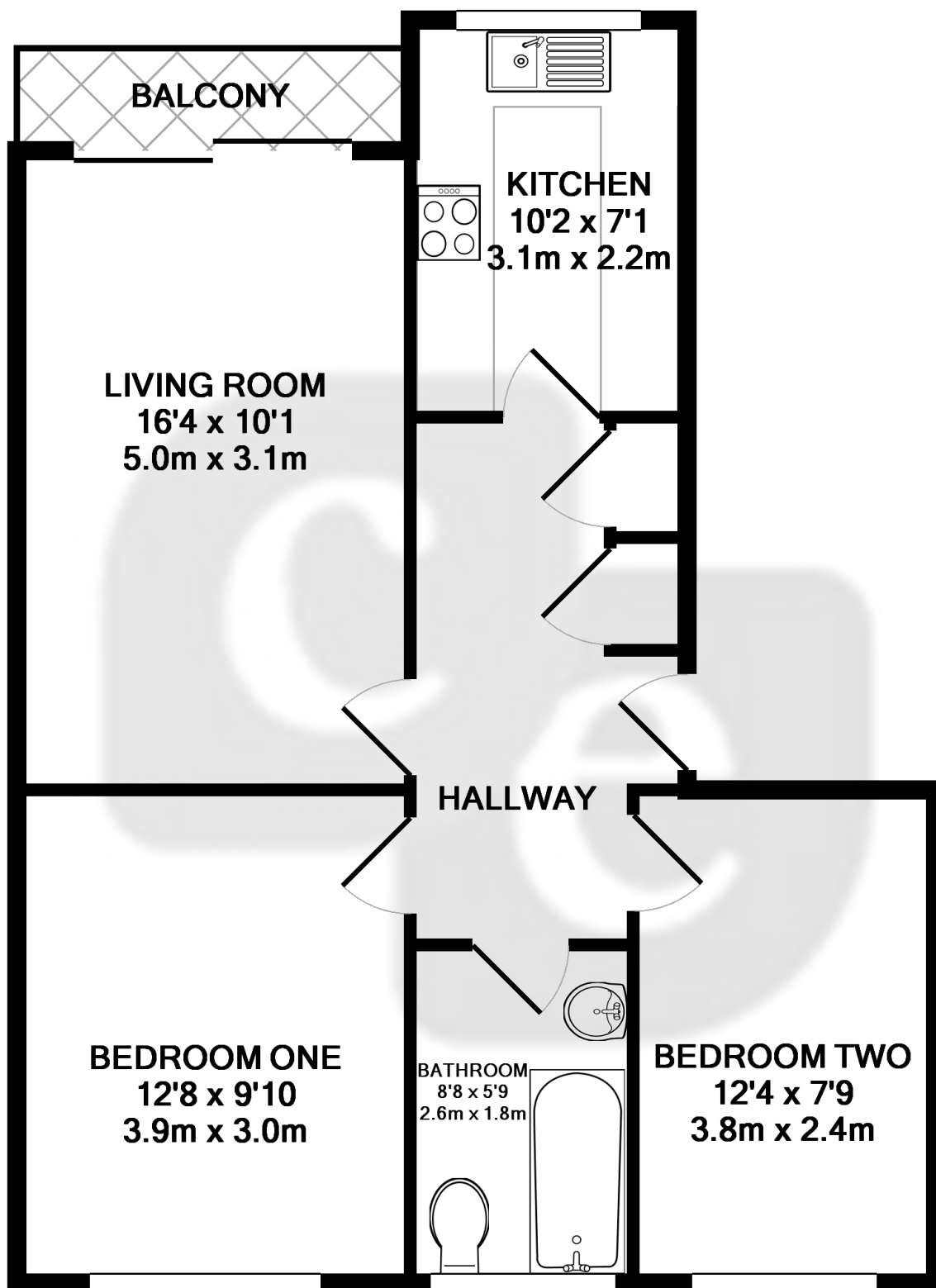
## Parking

Parking for residents.

## Communal Rear Garden



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**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

Made with Metropix ©2018