



## 2 bed flat to buy in HP5

Sills Yard, The Broadway, High Street,  
Chesham, Buckinghamshire, HP5 1EG

**£285,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Great Investment Property
- ✓ Ideal Location For An Easy  
Commute To London
- ✓ Open Plan Kitchen Diner
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £285,000

This well presented, modern two bedroom flat offers an excellent opportunity for investors or first-time buyers alike, being sold via the modern method of auction.

Ideally situated for an easy commute to London, the property boasts a spacious open plan kitchen diner, perfect for contemporary living and entertaining.

The apartment features two generous bedrooms, each with ample natural light, and benefits from double glazing throughout, ensuring a comfortable and energy efficient environment. The stylish kitchen is fitted with modern appliances and sleek cabinetry, providing both functionality and a sophisticated finish. The living area flows seamlessly from the kitchen, creating a welcoming space for relaxation or hosting guests. Neutral décor and quality flooring enhance the sense of space and light, while the well appointed bathroom offers a clean, modern suite.

The flat is located in a sought after area, with convenient access to local amenities, transport links, and shopping facilities.

This property represents a great investment opportunity due to its desirable location and contemporary features.

Early viewing is highly recommended to appreciate the quality and potential this apartment has to offer.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 121

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,000.00

Price: Starting Bid £285,000

Property Type: Flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

