



2 bed flat to buy in HP5

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

£270,000 Starting Bid

 x 2  x 1  x 1

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

023 8251 4032
southwest@pattinson.co.uk

- ✓ 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 £270,000

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

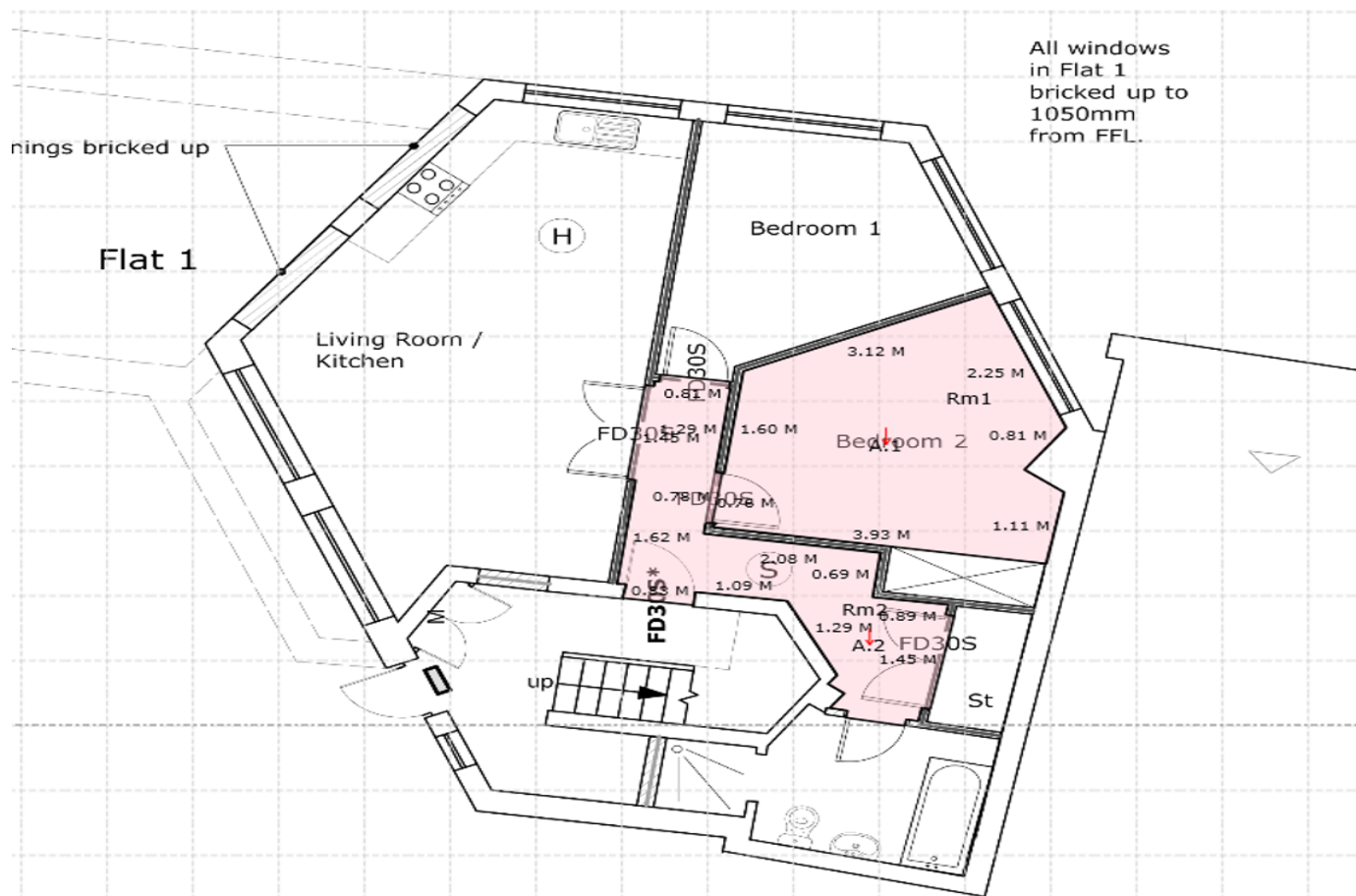
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

