



**Auction**

## 1 bed flat to buy in HP5

Town Bridge Court, Chesham, Chesham,  
Buckinghamshire, HP5 1LN

**£50,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Age Restriction To Purchase 60
- ✓ Retirement Apartment
- ✓ First Floor
- ✓ EPC Rating D

## Key Information

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

## Description

This well-presented first floor one bedroom retirement apartment offers comfortable and secure living in a sought-after location, just a very short walk from the high street with its array of shops, amenities, and transport links. Designed exclusively for those aged 60 and over, the property forms part of a well-maintained development that provides peace of mind and a welcoming community atmosphere.

Access to the apartment is made easy via a lift serving all floors, ensuring convenience for residents and visitors alike. The accommodation itself is thoughtfully arranged, featuring a spacious bedroom with room for wardrobes, a bright and airy living/dining room that benefits from double glazed windows (allowing plenty of natural light), and a well-equipped kitchen. The bathroom is fitted with a modern suite and includes safety features for added reassurance. Electric heating throughout the apartment ensures warmth and comfort all year round. Residents have exclusive use of the communal lounge, which includes a kitchen area - ideal for socialising, entertaining guests, or participating in the regular activities and events organised for the community. Additional benefits include a secure entry system, a house manager on site, and well-kept communal areas including resident's car park. Offered to the market with no onward chain, this property presents an excellent opportunity for those seeking an independent yet supported lifestyle in a friendly environment. With its prime location close to all local amenities, excellent facilities for residents, and thoughtful design features tailored to the needs of retirees, this apartment is ready to move into and enjoy immediately. to fully appreciate the quality of accommodation and the lifestyle on offer.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 58

Annual Service Charge Amount: £3,070.00

Price: Starting Bid £50,000

Property Type: Flat

Parking: Off Street

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: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

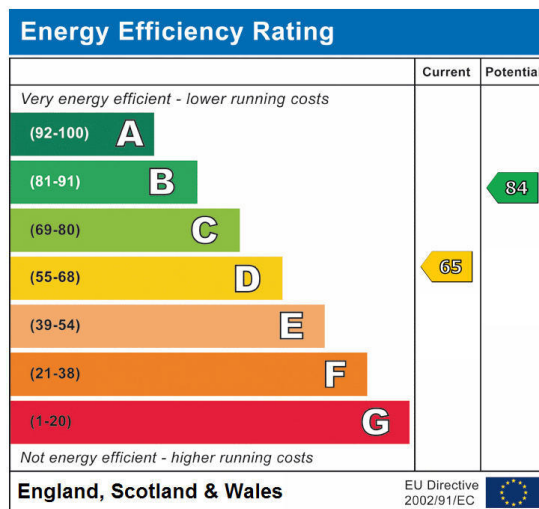
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Town Bridge Court, Chesham, Chesham, Buckinghamshire, HP5 1LN

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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