



## 2 bed maisonette to buy in HP5

Hollybush Road, Chesham,  
Buckinghamshire, HP5 2LN

**£180,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two-bedroom Maisonette
- ✓ Private Garden
- ✓ Vacant Possession
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

We are excited to bring to market a fantastic two-bedroom, First Floor Maisonette ideally positioned within Chesham, offering fantastic potential for first time buyers, investors or those looking to add value.

Benefitting from its own private rear garden, outside storage and approximately 88 years remaining on the lease, this property combines excellent space with scope for improvement and personalisation.

The accommodation is approached via a shared pathway with stairs rising to the first floor entrance. Internally, the property offers a welcoming hallway with loft access and doors leading to all principal rooms. The bright sitting room overlooks the rear garden and features a charming coal effect gas fire, coved ceiling and generous living space, creating an ideal area for relaxing or entertaining. The kitchen is fitted with a range of wall and base units with ample work surface space, inset sink unit, plumbing for appliances and space for a cooker with extractor hood over. Windows to both the side and rear aspects allow for plenty of natural light. There are two well-proportioned bedrooms, with the second bedroom benefitting from fitted storage and laminate flooring. Outside, the private rear garden provides a wonderful space to enjoy, with patio area, lawn and fenced boundaries. In addition, there is a useful brick-built storage shed with power and lighting connected.

This is a fantastic opportunity to purchase a property with huge potential in a sought-after location, making it an excellent auction purchase for owner occupiers, landlords and developers alike.

### Additional Information

- Approximately 88 years remaining on lease
- Ground Rent: Approximately £10 per annum
- Additional Charges: Approximately £160 per annum
- Service Charge: Approximately £160 per annum

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 88

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £160.00

Price: Starting Bid £180,000

Property Type: Maisonette

Parking: On Street

Year built: 1977

Construction materials: Brick and block

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: Gas

Electric: National Grid

Water: Direct mains water

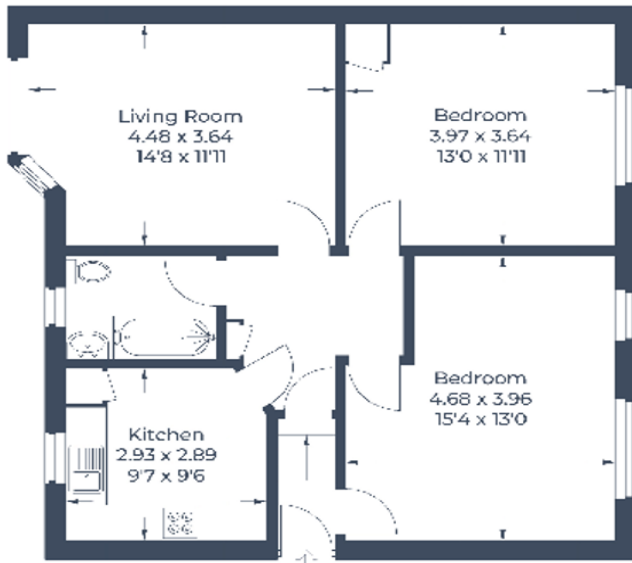
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



**First Floor**

Garden  
10.46 x 9.05  
34'4 x 29'8

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hollybush Road, Chesham, Buckinghamshire, HP5 2LN

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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