



ROBSONS
RESIDENTIAL SALES

**21 Pavilion Way, Little Chalfont,
Buckinghamshire, HP6 6PZ**

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A well-presented two-bedroom ground floor maisonette conveniently situated only 0.4 mile walk from both Chalfont & Latimer station to London and Westwood Park (recreation ground) with lovely walks into woodland and the Chess Valley. The property features a modern, white gloss fitted kitchen (inc. fridge/freezer, hob & oven) and double glazed windows. A right to park exists for two cars. Leasehold. EPR: C - Council Tax Band: C

**Lease: 189 years from 29/9/94. Ground rent: £25 pa for the first 45 years of the lease and £50 pa thereafter
Paradigm management fee & insurance - £35.97 (1/4/21 – 31/3/22). Service charge (ground maintenance, window cleaning etc) - £43 pcm.**

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt service to Central London, only 0.4 miles from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and recently refurbished 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham).



Viewing by appointment only

via

Robsons Estate Agents

Station Approach

Little Chalfont

Buckinghamshire

HP7 9PR

Tel: 01494 724999

email: sales@robsonsbucks.com



Directions: From our Little Chalfont office, turn left onto the A404 and continue under the railway bridge. Take first left into Chalfont Avenue and at the junction turn right into Chalfont Avenue. At the next junction, turn left onto Elizabeth Avenue. Follow the road for approximately 0.3 miles and Pavilion Way can be found on your right. The property is on the left upon entering Pavilion Way.

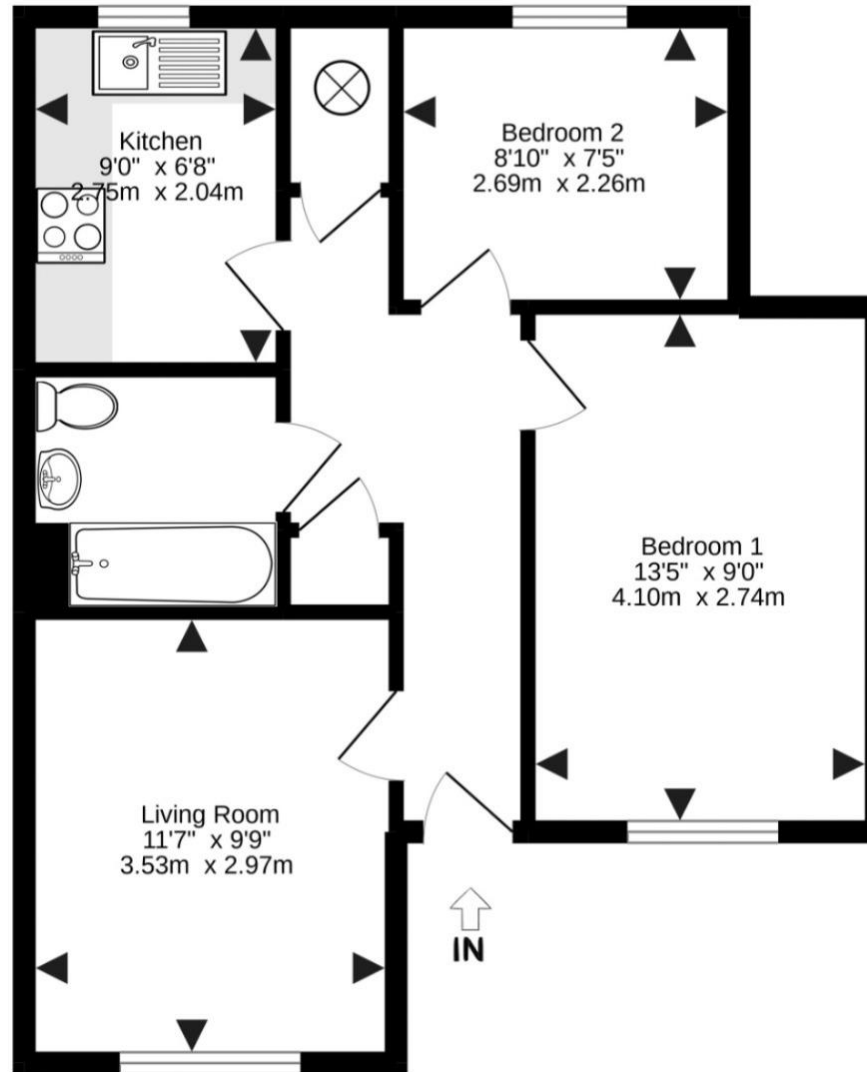
* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

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Approx. Gross Area
45 sq m – 487 sq ft



This floor plan is provided by Expert Survey Solutions Ltd and is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or Robsons and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

