



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



101 St Peters Court, High Street, Chalfont St Peter, Buckinghamshire. SL9 9QH.

OIRO £290,000 Leasehold

This two bedroom split level flat is offered for sale in excellent decorative order throughout, with no onward chain and extended 152 year lease. Since the accommodation is arranged over two floors, there is a feeling of space with bright, well planned accommodation. The property has a private allocated parking space and is within a short stroll of shops, coffee bistros, restaurants, Teso Express supermarket, and M&S food Hall. This excellent flat also offers the opportunity for a buy to let investment. There is also an external lockable storage space near the car park.

The communal areas of the property are accessed via private entry phone system and a covered stairway to first floor access. Upon entering the property, there is a hall with a fitted storage cupboard, suitable for coats and shoes and also contains a recently installed Combi central heating boiler. The kitchen has a good range of white gloss units at base and eye level, with plenty of work surface space plus new fitted electric oven and a washing machine. There is also a fridge and gas hob with an extractor above. There is vinyl flooring and the front aspect of the double glazed window faces south. The living room is particularly spacious with a new double glazed window, wooden flooring and provides enough space for twin sofas plus dining table and chairs.

The first floor is accessed via new carpeted stairs to the landing. Bedroom one is a good size with double glazed window, new carpet and underlay together with a fitted wardrobe with mirror sliding doors. Bedroom two is a good size and has a double glazed window with new fitted carpet. The bathroom has vinyl flooring, double glazed window and is fitted with a modern white suite.

The property is situated in the heart of Chalfont St Peter's village and conveniently located for access to local amenities, including tennis, football, children's play areas and a leisure centre. Both local and school buses serve the area with a mainline station in



Gerrards Cross just two miles away. From here fast trains into London Marylebone take approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham is approximately 6.5 miles and Chalfont & Latimer within 6 miles, the tube stations are easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

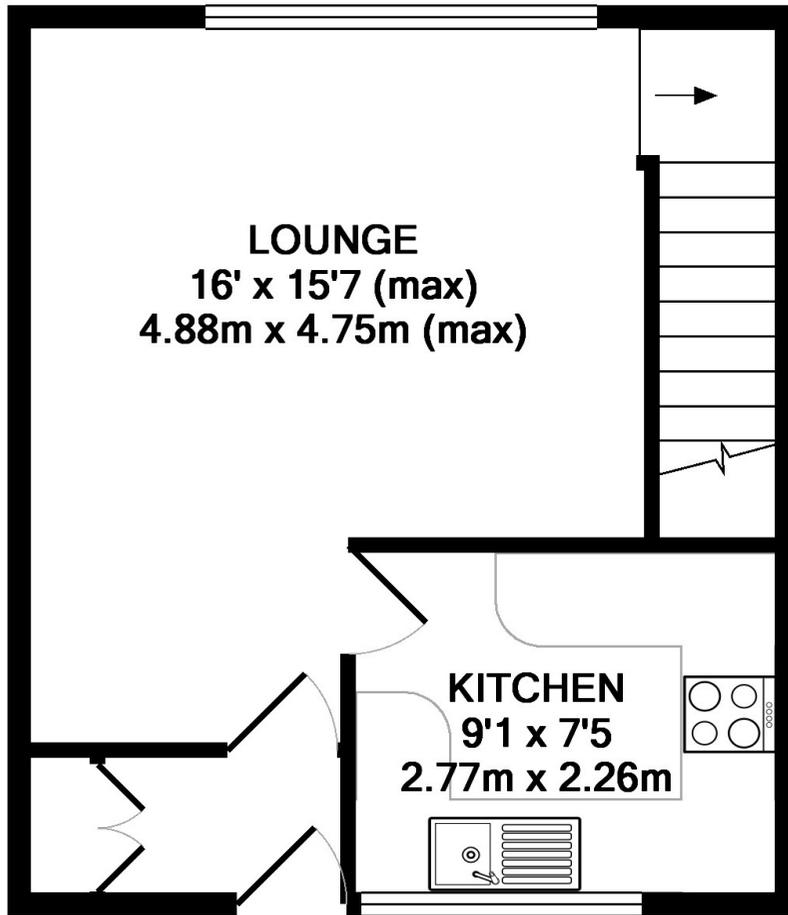
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

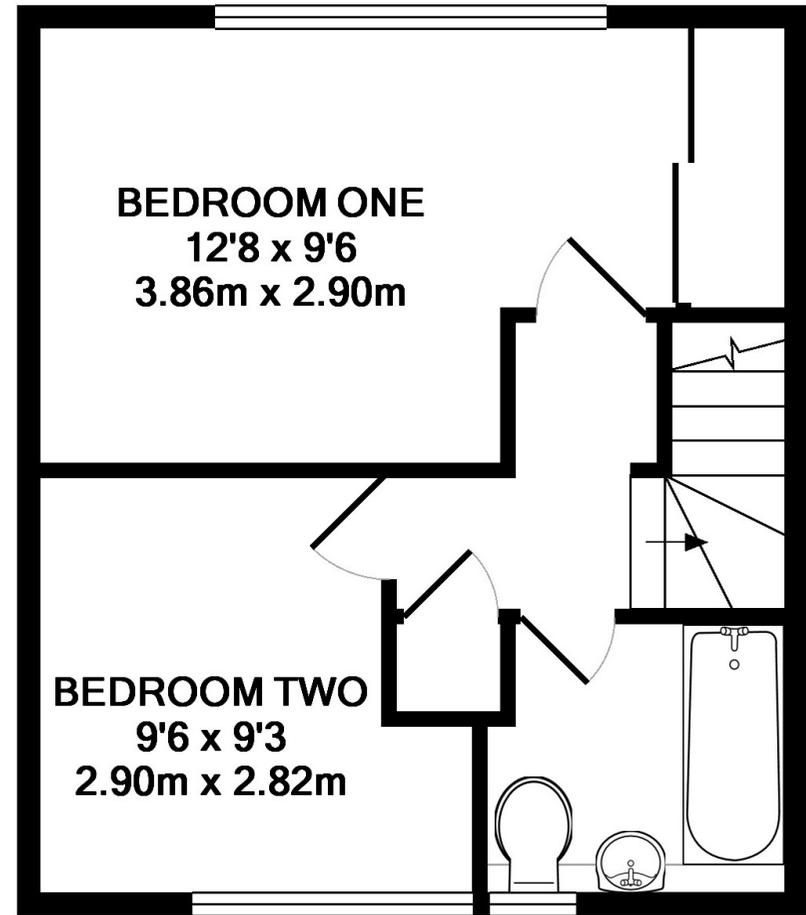


20 Market Place
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk



**GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)**



**1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)**

TOTAL APPROX. FLOOR AREA 602 SQ.FT. (56.0 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk

(Tel: 0845 475 4165)
Made with Metropix ©2010