

rodgers
estate agents



Layers Green Lane
Chalfont St Peter, Buckinghamshire, SL9 9JB



£275,000 Leasehold

With a long lease and double doors from the drawing room leading to outdoor space, an impressive ground floor purpose built apartment located within an exclusive gated development. The property is within easy walking distance of the village with its many amenities and only a short drive to Gerrards Cross village and train station with services to London-Marylebone. The accommodation comprises entrance hall, drawing room, kitchen, double bedroom and bathroom. Features include gas under floor central heating, double glazing, an allocated parking space behind secure gating with visitor parking in addition and communal gardens. Offered with the benefit of having no onward chain.

Entrance Hall

Large cloak cupboard housing electric consumer unit. Coved ceiling. Down lighters. .

Drawing Room

19' 8" x 9' 11" (5.99m x 3.02m) Double aspect room with double glazed leaded light sash window over looking side aspect and double casement doors with double glazed glass insets leading to paved patio area and communal garden. Coved ceiling.

Kitchen

9' 8" x 6' 6" (2.95m x 1.98m) Well fitted with wooden wall and base units. Granite effect work top with tiled splash back. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted oven. Built in fridge and freezer. Fitted dish washer. Plumbed for washing machine/ dryer. Wall cupboard housing central heating boiler unit. Coved ceiling. Down lighters. Tiled floor. Double glazed leaded light sash window over looking rear aspect.

Bedroom

13' 6" max x 10' 0" (4.11m x 3.05m) Fitted double wardrobe. Coved ceiling. Double glazed leaded light sash window over looking rear aspect.

Bathroom

Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c, wash hand basin with mixer tap set into vanity unit with cupboard under and a walk in shower. Down lighters. Coved ceiling. Expel air. Tiled floor. Double glazed opaque leaded sash window.

Outside

Communal Garden

Paved patio area directly accessed from the lounge casement doors. Mainly laid to lawn with flower bed borders.

Parking

Allocated parking space behind secure gating .

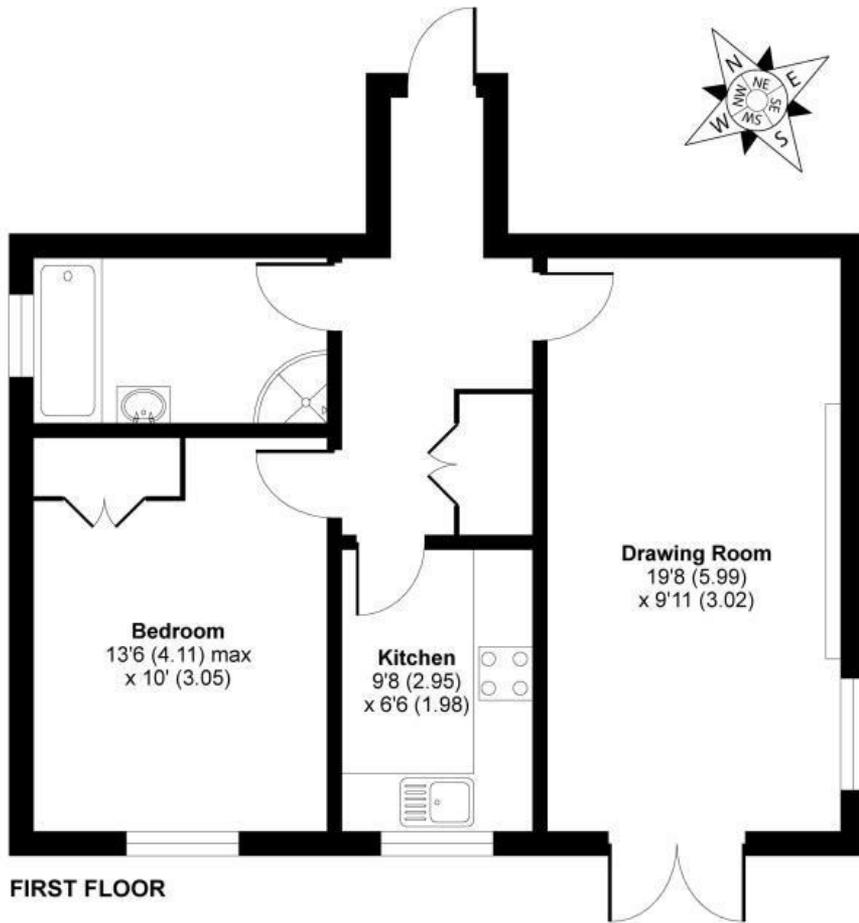
Lease & Service Charge

Lease: 999 years from 31 March 2005

Service Charge per annum: £1,900

Ground Rent per annum: £50





Gerrards Cross, SL9

APPROX. GROSS INTERNAL FLOOR AREA 557 SQ FT 51.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333