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Flat 6 31 St Peters Court, High Street, Chalfont St Peter. SL9 9QQ.

£315,000 Leasehold

**Situated in the heart of the village, this beautifully presented two-bedroom top floor apartment offers bright, spacious accommodation throughout and benefits from an allocated parking space. The property is offered chain free and is presented in immaculate condition, making it an ideal purchase for first-time buyers, downsizers, or investors.**

The apartment opens into a welcoming entrance hallway with useful storage cupboard. The standout feature of the property is the impressive open-plan living room and kitchen, measuring approximately 6.96m x 3.95m (22'10 x 13'0). This generous space provides excellent room for both living and dining areas, with the kitchen neatly arranged to one side and fitted with a range of units and integrated appliances.

There are two well-proportioned bedrooms. The principal bedroom measures approximately 4.70m x 2.77m (15'5 x 9'1), providing ample space for wardrobes and bedroom furniture. The second bedroom, measuring 3.54m x 2.74m (11'7 x 9'0), is ideal as a guest room, home office, or additional bedroom.

The property further benefits from a modern family bathroom fitted with a bath, basin and WC, as well as the ensuite shower room, adding convenience for residents and guests.

Additional benefits include secure communal entrance, and a central village location within easy reach of local shops, cafés, amenities, and transport links.



Offered to the market chain free and maintained to a high standard throughout, this attractive apartment presents an excellent opportunity for buyers seeking a move-in ready home in a highly convenient setting.

Since the property is situated in the heart of Chalfont Peter Village Centre, local shops and bus routes are a short stroll from the property and includes Tesco, Costa Coffee and M&S Food Hall. Gerrards Cross and Mainline station with trains into Marylebone in approximately 22 minutes is within 2 miles of the property. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

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. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, 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.

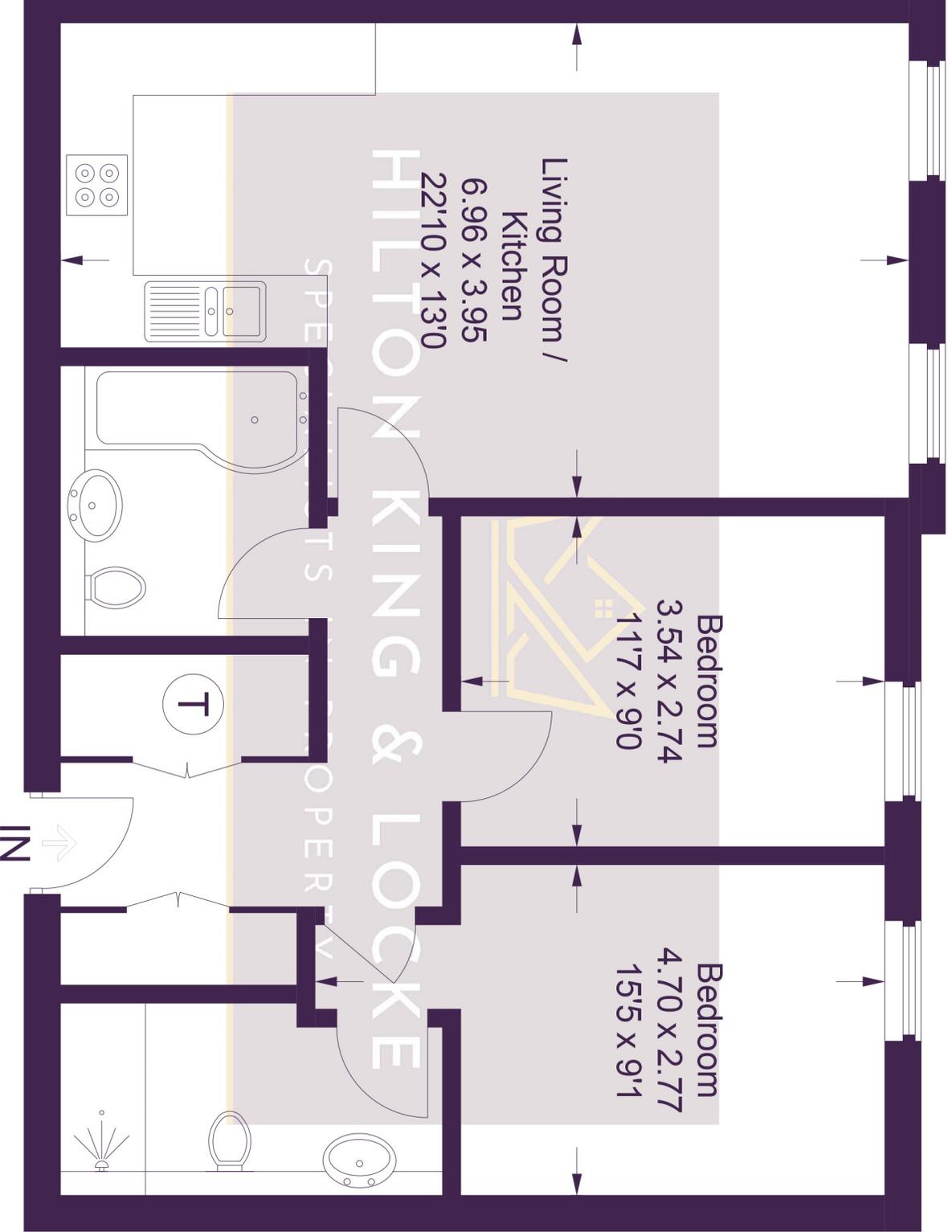


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# Flat 6 31 St. Peters Court

Approximate Gross Internal Area = 67.2 sq m / 723 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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