



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



3 Holly Rise Merchants Court, Layters Green Lane, Chalfont St Peter, Buckinghamshire. SL9 9JB.

£235,000 Leasehold

Hilton King and Locke are now in receipt of an offer for the sum of £260,000 for Merchants Court, 3 Holly Rise. Anyone wishing to place an offer on the property should contact Hilton King and Locke, 01753 480060 prior to exchange of contracts.

CHAIN FREE, SOLD AS SEEN. Hilton King and Locke are delighted to present this one-bedroom apartment situated in a private gated development. The property is comprised of a living room, double bedroom, kitchen and four-piece suite.

Outside and to the rear of the property there is an allocated parking space.

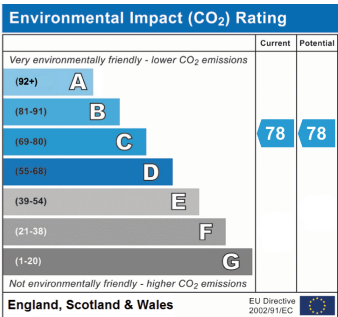
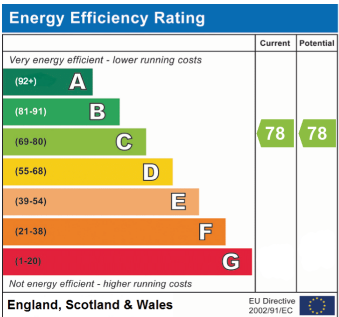
The property is located just minutes' walk from Chalfont St Peter Village which has a range of shops, including M&S Food Hall, Costa Coffee, boutiques and restaurants. All other local amenities and transport links are also easily accessible.



Gerrards Cross is less than 2.0 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in 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 (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

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.

All services/appliances have not and will not be tested.



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

3 Holly Rise



Total Area: 50.3 m² ... 542 ft²
All measurements are approximate and for display purposes only