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estate agents



**Grange Road**  
Chalfont St Peter, Buckinghamshire, SL9 9FS





## £339,950 Leasehold

A modern, second floor, apartment situated in the heart of the Village with all its amenities and within easy reach of Gerrards Cross Village and train station. Additionally there is easy access to Gold Hill Common which offers some wonderful woodland walks nearby. The property has well-proportioned accommodation with an open plan living room/fitted kitchen with integrated appliances, two bedrooms, the master having an ensuite shower room, and a further separate bathroom. The property also benefits from a security entry phone system, double glazing, central heating and two allocated parking spaces. Offered to the market with a very long lease and **NO ONWARD CHAIN** and can be sold with or without a tenant in situ if an investment purchase.

### Second Floor

#### Entrance Hall

With wall mounted telephone intercom. Wall mounted thermostat control for central heating. Access to limited loft storage.

#### Kitchen/Living/Dining Area

22' 10" x 12' 2" (6.96m x 3.71m). Double glazed window overlooking front aspect and a Velux roof light. TV and Telephone points. The kitchen area is fitted with an extensive range of wall and base units and work surfaces over, inset stainless steel 1 1/4 bowl single drainer sink unit with mixer tap, four ring gas hob with electric oven below and extractor hood over, fitted dishwasher, washer/dryer and fridge/freezer.

#### Bedroom One

15' 3" x 10' 1" (4.64m x 3.07m). Double glazed window overlooking rear aspect. Double fitted full height glass fronted wardrobe. Radiator. Door to:

#### En Suite Shower Room

Double shower cubicle with sliding glass screen, low flush WC, pedestal wash basin with mixer tap, part tiled walls, electric shaver point, medicine cabinet and chrome heated towel rail/radiator.



## Bedroom Two

12' 7" x 9' 3" (3.84m x 2.74m).

Double glazed window overlooking front. Radiator.

## Bathroom

Suite with panel enclosed bath with mixer tap, low flush WC, pedestal washbasin with mixer tap. Part tiled walls. Electric shaver point. Chrome heated towel rail/radiator.

## Outside

## Allocated Parking

Two parking spaces.

## Communal Grounds

Stunning, well maintained communal grounds.

## About The Property

### Lease

999 years from 1st January 2017.

992 years remaining.

### Ground Rent

£300 per annum.

### Buildings Insurance and Service Charge

Approximately £2000 per annum inclusive.



# Ranulf Court, Grange Road, Chalfont St Peter, SL9 9FS

## Approximate Gross Internal Area

### 92 sq m / 990 sq ft



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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