



Churchfield Road
Chalfont St Peter, Buckinghamshire, SL9 9EW



£227,500 Leasehold

Flat 3, Blays House is a wonderful, bright and spacious, one bedroom, first floor purpose built apartment located in the heart of Chalfont St Peter village with all its amenities, making this an attractive apartment for first time buyers, investors and those looking to trade down. The property is in superb order throughout and an internal inspection is highly recommended. The accommodation comprises of an entrance hall, a generous living room opening into an open plan kitchen, a spacious double bedroom and a bathroom. Further features include electric central heating, double glazing and an allocated covered car parking space. THE PROPERTY IS OFFERED WITH A VERY LONG LEASE, LOW SERVICE CHARGE AND NO ONWARD CHAIN. An internal inspection is highly recommended.

First Floor

Entrance Hall

Wooden front door. Wall mounted entry video intercom. Down lighter. Dimplex electric wall heater. Double glazed window overlooking front aspect. Door to bathroom. Door to:

Living Room/ Kitchen

16' 6" x 14' 11" (5.03m x 4.55m) The bright, spacious living room is open plan to the kitchen, which has a range of high gloss fitted units at base and eye level, Granite effect worksurface with tiled splash back. There is a fitted electric oven, hob and extractor hood over. Stainless steel sink unit with mixer tap and drainer. Plumbed for washer/ dryer. Space for fridge. The living room area provides ample space for sofa plus table and chairs. Down lighters. Wall light points. Dimmer switches. Two Dimplex wall heaters. Two double glazed windows overlooking front aspect. Door to:

Bedroom

15' 1" x 8' 1" (4.60m x 2.46m) A double aspect room with double glazed windows overlooking front and side aspects. Down lighters. Two electric Dimplex heaters.

Bathroom

11' 3" x 4' 10" (3.43m x 1.47m) Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, WC and wash hand basin with mixer tap and tiled splash back. Heated towel rail. Down lighters. Expel air. Airing cupboard with hot water cylinder.

Outside

Allocated Parking

Covered allocated parking space.

Lease & Service Charge

Lease has over 990 years remaining.

Service Charge is circa £550 per annum.






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(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

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com

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