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Ranulf Court, Grange Road, Chalfont St Peter, Buckinghamshire. SL9 9FS.

£385,000 Leasehold

A beautifully presented, light and airy two double bedroom apartment located in a great location, close to Chalfont St Peter Village centre. Excellent benefits include a super long lease of 992 years and also two allocated parking spaces. In total there is 733 square ft of accommodation on offer.

Internally this immaculate and stylish apartment includes a 21'x 12'11 living room with a feature Juliet balcony, that is perfect for use on those hot summer evenings. This room also has space for a table and chairs.

There is also a modern fitted kitchen with space for integrated appliances, two excellent sized double bedrooms measuring 16'10 x 8'8 and 12'0 x 11'0, plus a contemporary styled family bathroom. The bathroom has a panel bath with shower over and a screen, and bedroom two has fitted double wardrobes.

In addition, there is a security entry phone system and visitor parking spaces, while the large entrance hall has two storage cupboards.

#### THE AREA



Ranulf Court is seconds away from Chalfont St Peter village centre. A variety of local shopping facilities, M&S Food Hall, Co-Op supermarket, Costa Coffee, doctor's surgeries' and local transport links can be found in the village.

Chalfont St Peter Infant School, Robertswood School and Chalfonts Community College are all also within walking distance.

The property is also within the catchment for grammar schools such as Dr Challoners. Gerrards Cross is situated less than 2 miles from the property and provides a wide range of shopping facilities and mainline station with trains into Marylebone in approximately 22 minutes. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.



**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).

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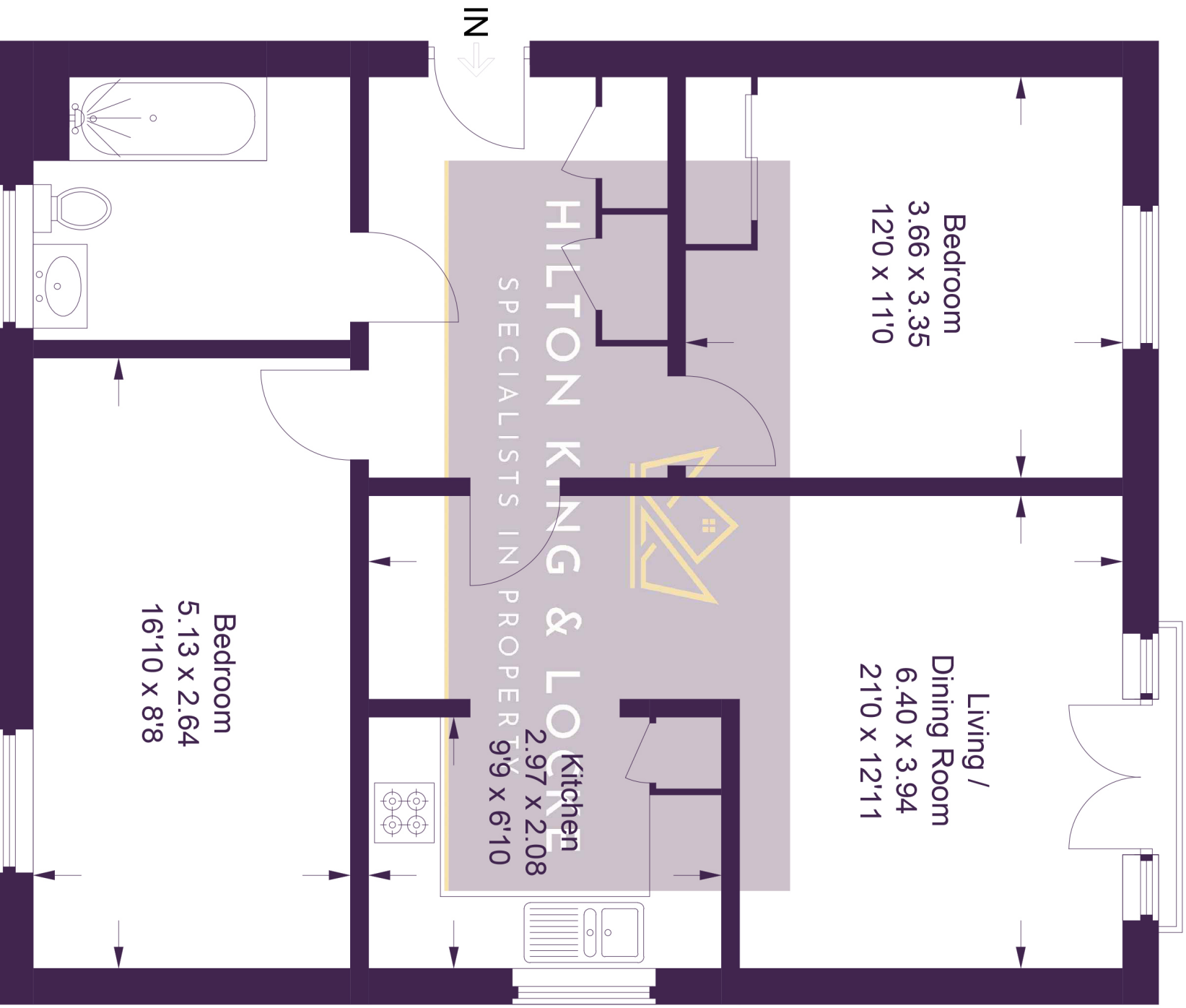


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## 2 Ranulf Court

Approximate Gross Internal Area  
First Floor = 68.1 sq m / 733 sq ft



## First Floor

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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