

rodgers
estate agents



Grange Road
Chalfont St Peter, Buckinghamshire, SL9 9FS



£385,000 Leasehold

A stunning first floor apartment located within a minute's walk of the village centre with all its amenities and within easy reach of Gerrards Cross Village and train station. In beautiful condition throughout, the well laid out accommodation has the added advantage of a larger than average master bedroom. The accommodation comprises a spacious entrance hall with two large storage cupboards, an open plan L shaped living/dining room, with a Juliet balcony and fully fitted kitchen off, a large master bedroom, a further double bedroom with fitted wardrobes and a bathroom. Further features include gas central heating, double glazing, communal grounds and two allocated car parking spaces, one covered by a carport.

Entrance Hall

L shaped with two large storage cupboards, one with a hanging clothes rail and the other with shelving. Laminate flooring. Wall mounted telephone intercom. Radiator.

Lounge/Dining Area

21' 0" max x 12' 11" max (6.40m x 3.94m) Casement doors with double glazed leaded light glass insets opening out onto a Juliet balcony with double glazed leaded light windows either side overlooking front aspect. Laminate flooring. Two radiators. Archway to:

Kitchen

9' 9" x 6' 10" (2.97m x 2.08m) Well fitted with high gloss wall and base units. Work surfaces with splash backs. Stainless steel sink unit with mixer tap and drainer. Fitted four ring gas hob with brushed steel splash back and extractor hood over. Built in oven. Fitted dishwasher. Plumbed for washer/dryer. Space for upright fridge/freezer. Downlighters. Laminate flooring. Double glazed leaded light window overlooking side aspect.

Bedroom 1

16' 10" x 8' 8" (5.13m x 2.64m) Radiator. Double glazed leaded light window overlooking rear aspect.

Bedroom 2

12' 10" x 11' 0" (3.91m x 3.35m) Fitted double wardrobe with sliding fronts. Radiator. Double glaze leaded light window overlooking front aspect.

Bathroom

White suite incorporating bath with mixer tap and wall mounted shower attachment, WC, and wash hand basin with mixer tap. Porcelain tiled floor. Heated chrome towel rail. Shavers point. Expel air. Downlighters. Translucent leaded light double glazed window overlooking rear aspect.

Outside

Communal Gardens

Parking

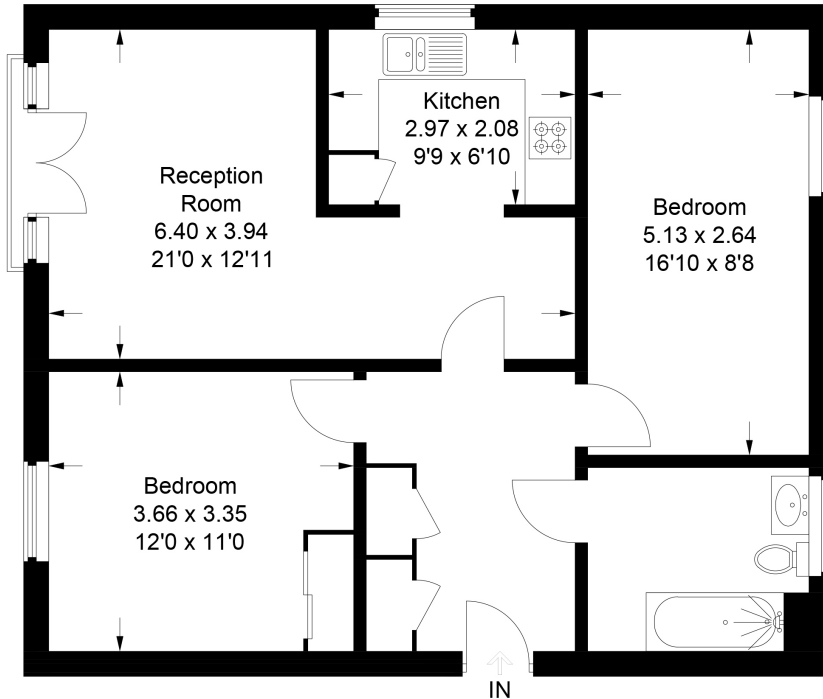
Two allocated parking spaces, one under a carport

Lease

999 years from 1st January, 2017. 993 years remaining.



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

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