



**Marple Lane**  
Chalfont St Peter, Buckinghamshire, SL9 9FU





## £275,000 Leasehold

A purpose built ground floor apartment for the over 70s, nestled within the confines of an exclusive Retirement Living Plus enclave in the heart of the village. The property features a generously sized living/ dining area, a contemporary fully equipped kitchen, a double bedroom complete with a spacious walk-in wardrobe and a modern fitted shower room. Boasting underfloor heating and double glazing the apartment ensures both comfort and security. There is also an allocated parking space. Accessibility is paramount, with lifts servicing all levels, wheelchair-friendly facilities, domestic aid services and round-the-clock emergency response capabilities. Located in Chalfont St. Peter, Rutherford House epitomizes modern Retirement Living Plus living, offering residents access to premium amenities such as an on-site Bistro, beautifully landscaped gardens, communal lounge with complimentary Wi-Fi, a wellbeing suit, and a guest suite for overnight visitors.

### Entrance Hall

#### Living / Dining Room

24'9" x 10'5" (7.58m x 3.2)  
Electric fire place. Double glazed door leading to the patio which has views over the communal garden. Door to:

### Kitchen

8'0" x 8'0" (2.43m x 2.43m)  
Well fitted with wall and base units. Work surfaces. One and a half bowl stainless steel sink unit with mixer tap. Fitted four ring electric hob with extractor hood over and oven.. Fitted fridge freezer. Fitted slimline dishwasher. Additionally, Double-glazed window overlooking communal garden.

### Bedroom

17.3" max x 10'2" (5.27m x 3.10m) Spacious built-in wardrobe with sensor-activated lighting upon entry. Double-glazed window overlooking communal garden.



## Bathroom

7' 7" x 7' 0" (2.31m x 2.13m)

Majority tiled with a suite comprising walk in shower, w.c and wash hand basin with cupboard under. Wall cupboard with a mirrored front with LED lighting. Heated towel rail.

## Outside

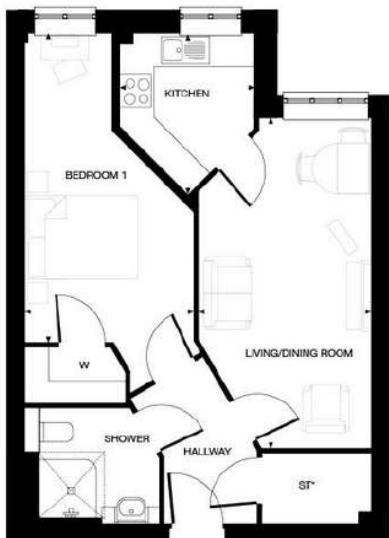
### To the rear

Own paved patio area overlooking communal garden.

### Parking

There is an allocated parking space.





Approximate room sizes:

**Bedroom:** (5742mm x 3144mm) **Kitchen:** (3303mm x 2473mm)

**Living Room:** (6157mm x 3220mm)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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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