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Flat 17 Ellwood Place, Chalfont St Peter, Buckinghamshire. SL9 9TW.

£270,000 Leasehold

An extremely well presented one bedroom apartment located in the heart of Chalfont St Peter Village and is being sold with a **BRAND NEW LEASE*** This modern property is situated on the first floor and offers brights, spacious accommodation throughout with features including a dual aspect living room, including Juliet Balcony, fitted kitchen and double bedroom. An appointment to view is highly recommended. **NO CHAIN!**

Upon entering the property, you will find an excellent sized hallway that has two generous sized storage cupboards and access to the bright and spacious living room which has views over the well-kept communal gardens from the Juliet Balcony and dual aspect window. The fitted kitchen has a range of modern fitted units at base and eye level plus space for a fridge/freezer and washing machine.

The double size bedroom offers ample space for wardrobes, drawer units and double bed, whilst enjoying a bright outlook. The modern fitted bathroom which includes a panel enclosed bath with overhead shower, completes the impressive accommodation on offer.

Ideal for professionals, first time buyers or someone who is looking for a buy-to-let property, this excellent apartment is within easy reach of Gerrards Cross train station and direct links to London Marylebone and easy access to M40. The property also offers an allocated parking space.

***BRAND NEW LEASE ...** Subject to agreeing a sale price for the property at an acceptable figure, the seller will arrange and pay for a new 99 year lease to be issued on the property prior to the completion of the sale.



Ellwood Place is extremely convenient for access to local amenities and transport links with Chalfont St Peter village just literally a stone's throw away. Gerrards Cross is less than 2.0 miles from the property and provides a wider range of shopping facilities and Mainline station with fast trains into London Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham (approx. 6.5 miles) and Chalfont & Latimer (within 6 miles) Tube stations are all easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



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).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

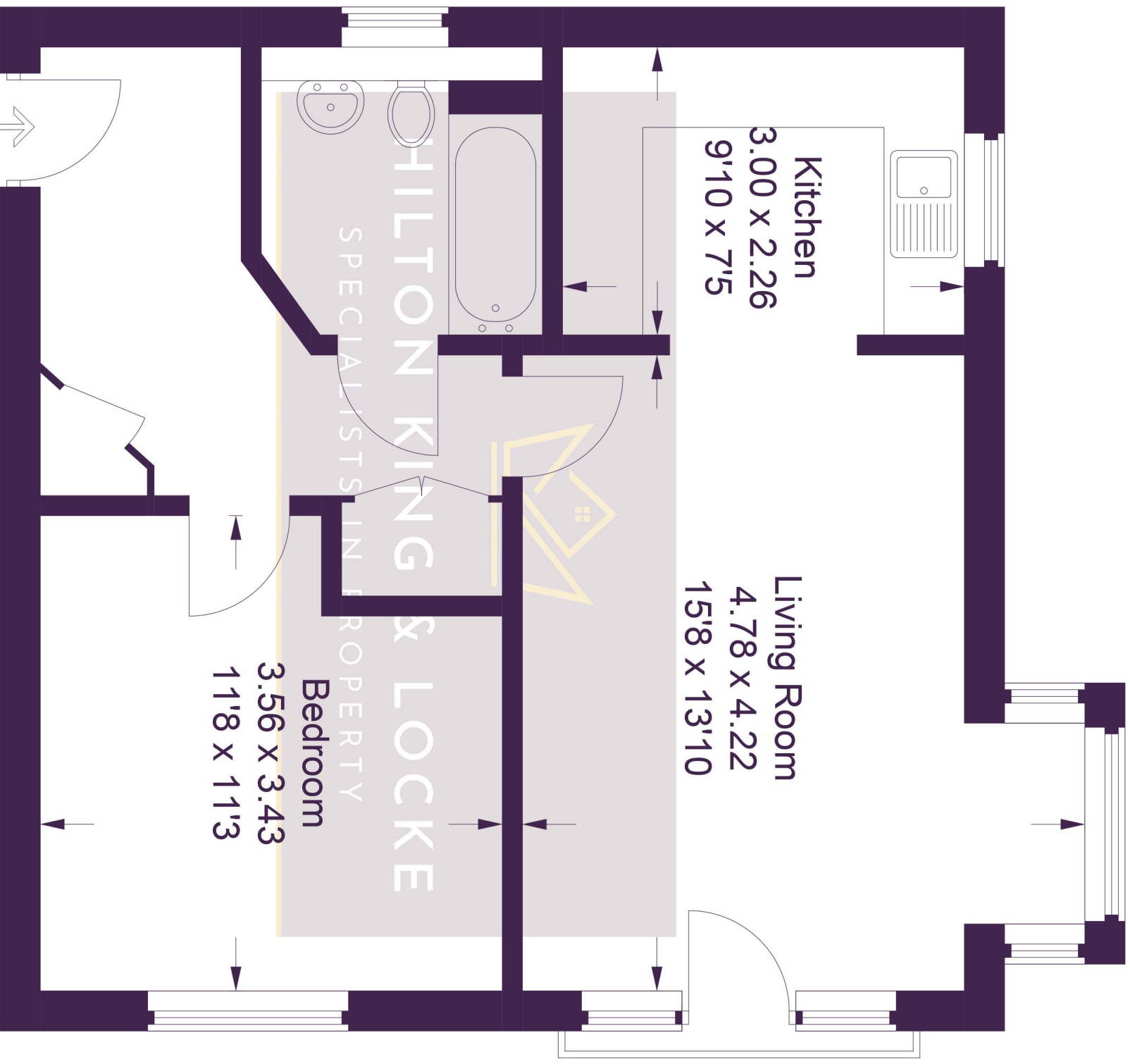


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17 Elwood Place

Approximate Gross Internal Area = 50.2 sq m / 540 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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