



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Flat 5 Indres House, 22 High Street, Chalfont St Peter, Buckinghamshire. SL9 9QA.

OIEO £250,000 Leasehold

Situated in the heart of Chalfont St Peter Village, is this spacious two bedroom apartment which is offered for sale with vacant possession. The property is literally a stones throw away from a variety of stores, coffee shops and transport links, and provides the ideal first purchase or a buy-to-let investment property. The property features gas central heating, double glazed windows and private entry phone system. There is secure allocated parking to the rear through electrically operated gates, plus the use of a communal mature gardens. Viewing highly recommended.

The property is entered via a private entry phone system which leads into the communal hall way, with stairs leading to the second floor. Upon entering the apartment, the hall way has fitted storage cupboards and a door on the left leads into the impressive, spacious living room/kitchen area which has three rear aspect windows and plenty of room for sofa and arm chairs, plus dining table. An opening leads into the kitchen area, which has fitted units at base and eye level, and houses the gas central heating boiler.

The bedrooms enjoy a front aspect, bedroom one being a double, with fitted wardrobe. Bedroom two is also of an excellent size and located between the two bedrooms is a study area, which subject to the usual consent, could be knocked through to one of the bedrooms to increase it's size, plus there is a separate bathroom and wc, which again are particularly spacious.

To the rear of the property there is a secure private parking area which is accessed via electrically operated gates. There is also a communal garden with seating area.

The property is leasehold with an unexpired term of 165



years (originl term of 215 years from 24 December 1975).
Service charge and ground rent details TBC.

Chalfont St Peter Village has a range of shops, including M&S Food Hall, Costa Coffee, boutiques and restaurants, and convenient for access to other local amenities and transport links.

Gerrards Cross is approximately 1.5 mile 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.

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.Grove Lane is extremely convenient for access to local amenities and transport links.



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.



20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060
csp@hklhome.co.uk

Flat 5, 22 High Street

Approximate Gross Internal Area
63.3 sq m / 681 sq ft

 = Reduced headroom below 1.5m / 5'0



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.

© CJ Property Marketing Ltd Produced for HKL