



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



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

£410,000 Leasehold

This stunning two double bedroom, ground floor apartment with direct access to the south facing gardens is situated in the prestigious Grange Development. The development is situated in the heart of Chalfont St Peter Village just off of Gold Hill Common. The property has been completely redecorated throughout with contemporary styling. The living room is a superb, bright, and spacious room with double doors to the gardens and situates multiple sofas and units as well as room for a four-seater dining table. The kitchen is fitted with a range of modern units at base and eye level plus an integral fridge freezer, brand new washing machine, and oven with extractor fan above. The master bedroom benefits from fitted wardrobes and has an ensuite shower room, plus there is an excellent double size second bedroom. The spacious modern bathroom completes the impressive accommodation on offer.

Outside there are two allocated parking spaces covered by a car port, and extremely well-kept communal gardens. There is a communal entrance as well as the private access directly into the property via the double doors.



Local shops, which include M&S Food Hall and Tesco Supermarket, plus Costa Coffee and a variety of independent coffee shops and boutiques are a short stroll from the property. Bus routes are also within walking distance and for a wider range of shopping facilities, Gerrards Cross is less than two miles from the property and has a mainline station with trains into 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.

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. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, 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.

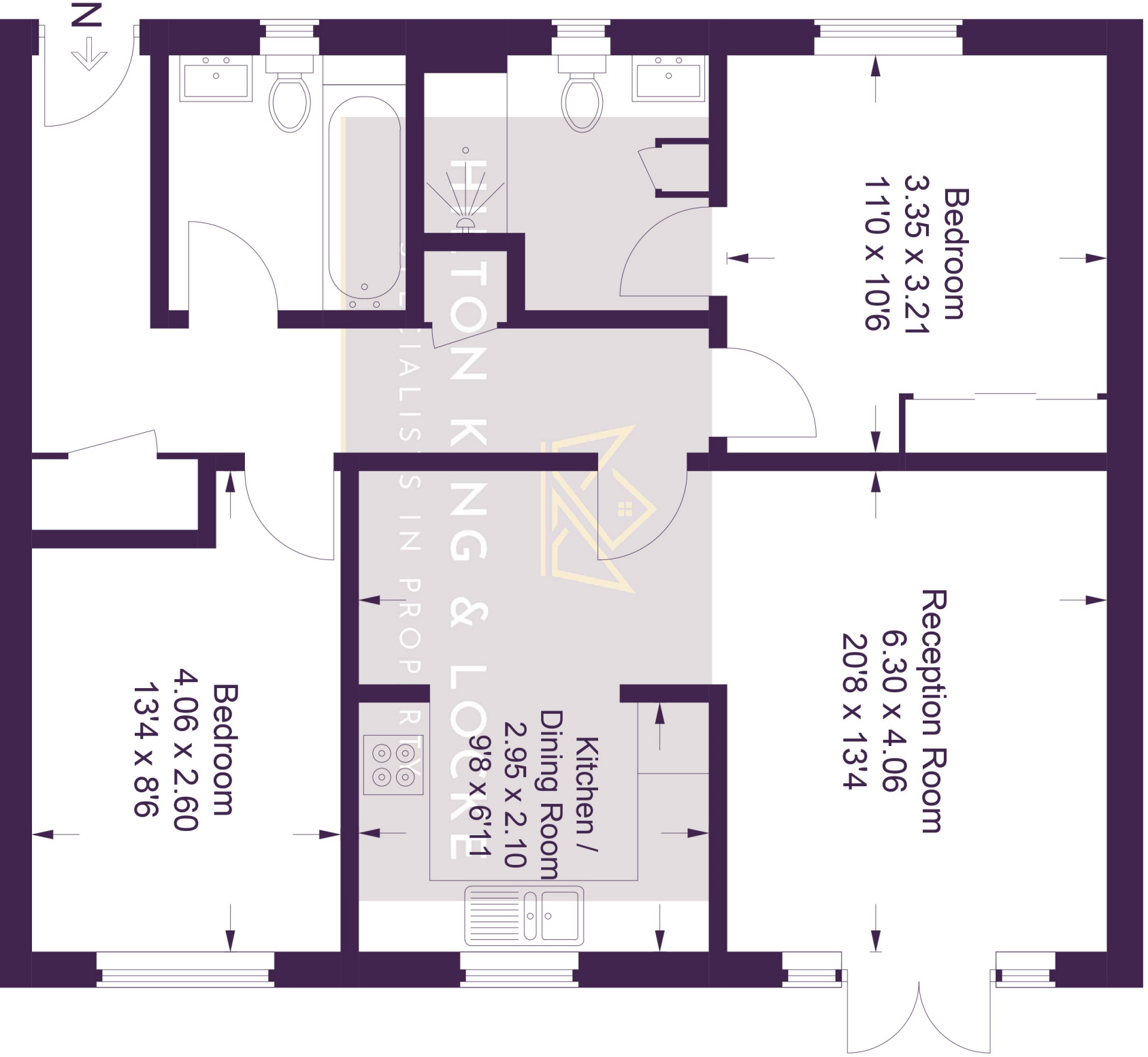


20 Market Place  
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

# 8 Ranulf Court, Grange Road

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



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.