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Flat 12 Ranulf Court, Grange Road, Chalfont St Peter. SL9 9FS.

£360,000 Leasehold

Hilton King and Locke are delighted to present a fantastic opportunity purchase a beautifully presented top floor apartment on a development that sits within the heart of Chalfont St. Peter.

This flat offers a bright, airy, open plan, high spec modern kitchen with built in appliances. The master bedroom has an ensuite shower room and fitted wardrobes, plus a double size second bedroom and family bathroom. The property also benefits from a secured entry telephone system and its own reserved parking. Visitor parking is also available.

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.

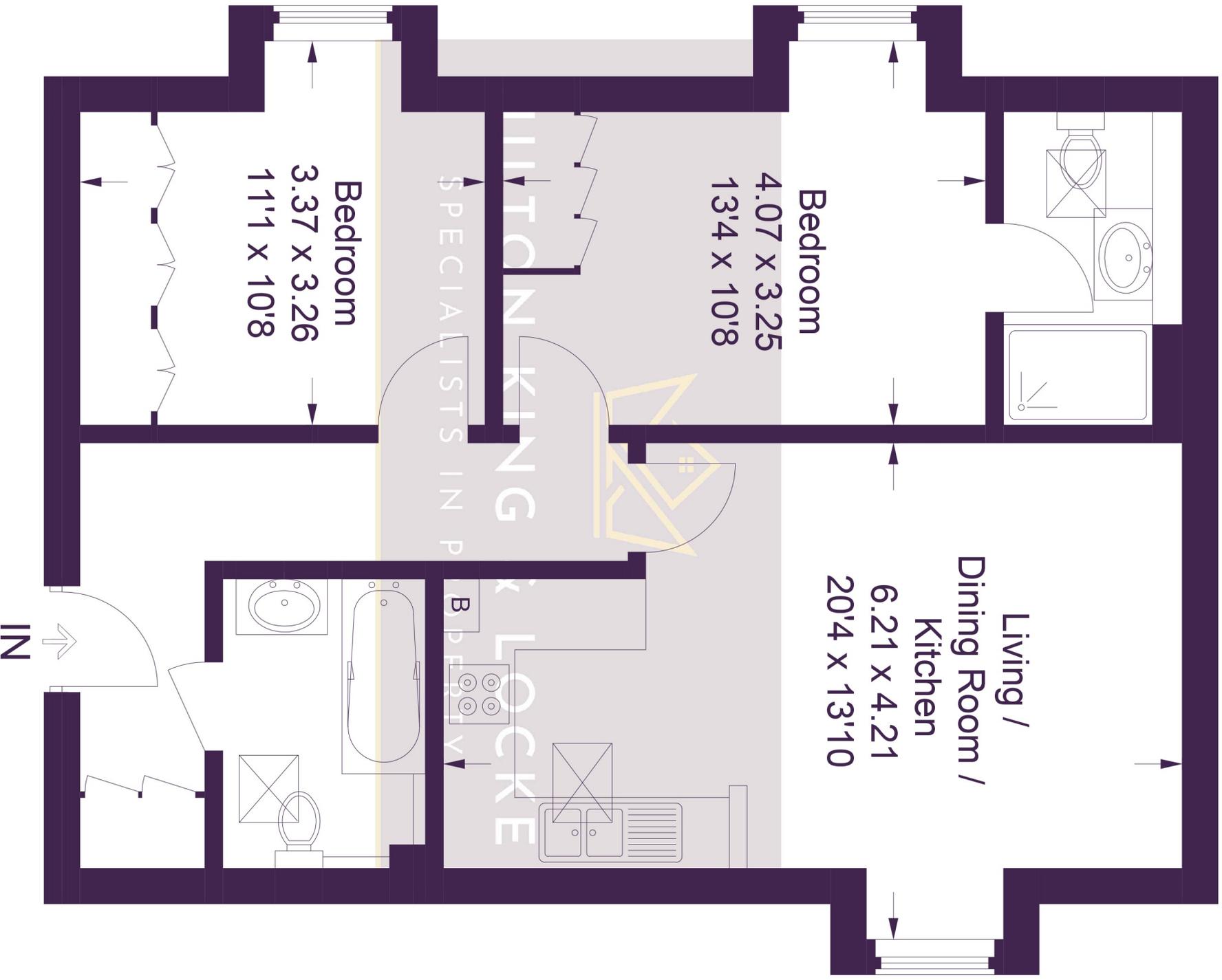


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# 12 Ranulf Court

Approximate Gross Internal Area  
61.4 sq m / 661 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.