

rodgers  
estate agents



## Cordons Close

Chalfont St Peter, Buckinghamshire, SL9 9TW



## £135,000 Leasehold

50% shared ownership. A well proportioned apartment situated on the first floor of this mature, established development superbly located in the heart of the village with all the amenities the village has to offer. Presented in pristine condition throughout, the accommodation comprises of entrance hallway, generous double aspect living room/ dining area with feature bay window and casement door with Juliette balcony and kitchen off, bright double bedroom and bathroom. Further features include gas central heating, double glazing, communal gardens and an allocated parking space. An internal viewing is highly recommended. No upper chain.

### Entrance Hall

"L" shaped with wooden front door. Two large storage/ cloaks cupboards. Access to loft. Wall thermostat control. Wall mounted entrance intercom. Radiator.

### Lounge/ Dining Room

15' 7" x 10' 10" (4.75m x 3.30m) Double aspect room with a feature double glazed bay window and UPVC casement door with double glazed glass insets with double glazed windows either side leading to a Juliette balcony. Two radiators. Archway to:

### Kitchen

9' 10" x 7' 4" (3.00m x 2.24m) Double aspect room with double glazed windows. Well fitted with wall and base units. Granite effect worksurfaces with tiled splash back and stainless steel sink unit with mixer tap and drainer. Wall mounted Worcester boiler. Four ring gas hob with oven under and extractor hood over. Space for fridge freezer. Space for washing machine.

### Bedroom

11' 8" x 11' 3" (3.56m x 3.43m) Radiator. Double glazed window.

### Bathroom

Partly tiled with a modern white suite incorporating metal bath with mixer tap and wall mounted shower unit, w.c and wash hand basin. Shavers point. Expel air. Radiator. Opaque double glazed window.

### Outside

### Communal Garden

### Car Parking

Allocated parking space.

## Lease & Outgoings

### Lease

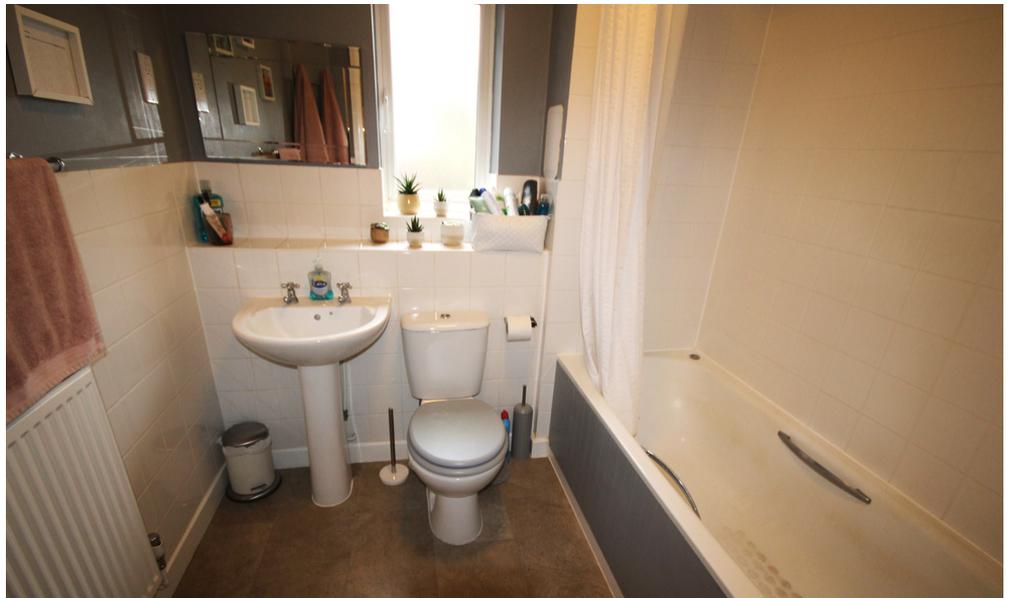
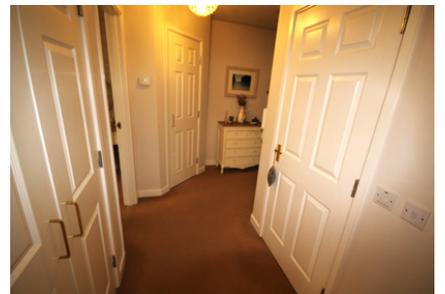
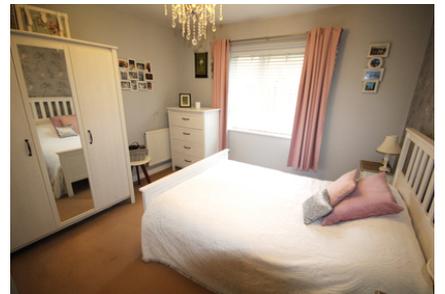
81 years remaining.

### Ground Rent

TBA.

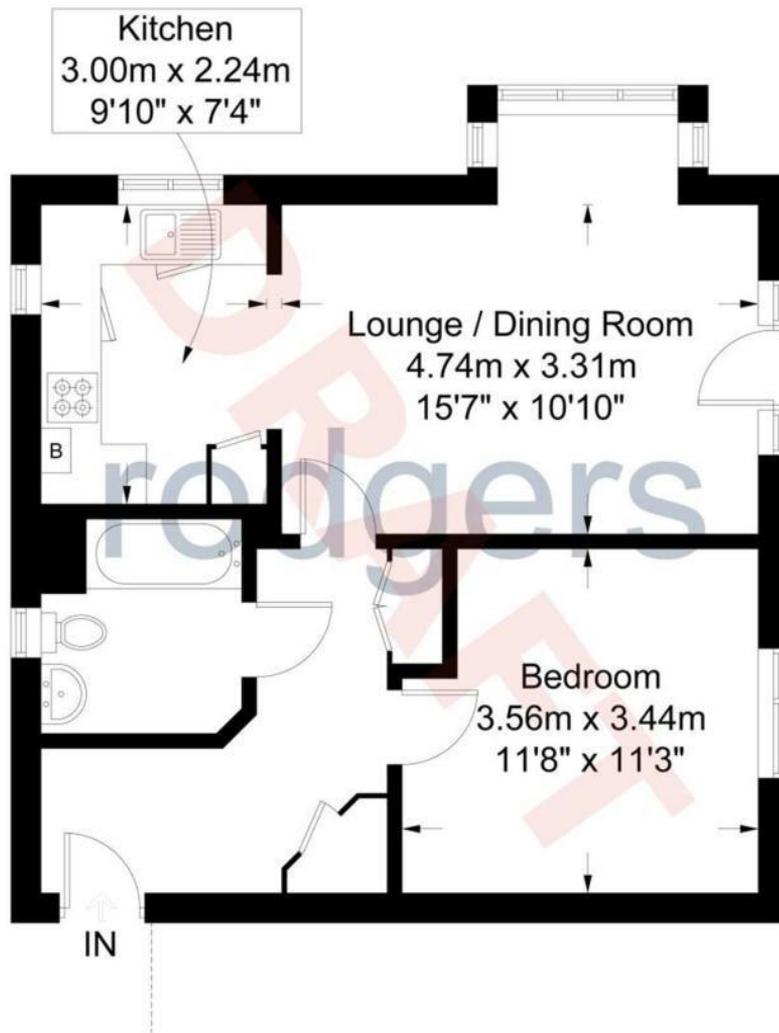
### Maintenance Charge

TBA.



# Elmwood Place, SL9 9TW

Approximate Gross Internal Area = 51.2 sq. metres (551 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

Copyright Loric Energy Consultants Limited 2015 produced for Rodgers Estate Agents

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	80
(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	

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333