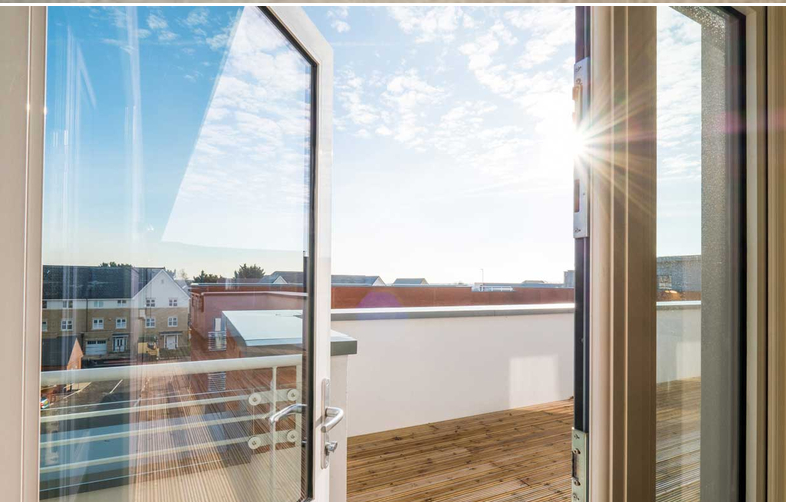


rodgers  
estate agents



**Marple Lane**  
Chalfont St Peter, Buckinghamshire, SL9 9FU



£5,250 pcm

The Garson is a beautiful two bedroom, second floor apartment for the over 70s, featuring an en-suite and walk-in wardrobe in the master bedroom, and a private balcony. This spacious apartment has been thoughtfully designed providing a relaxing and carefree lifestyle all set within this exclusive Retirement Living Plus development. Additionally comprising a spacious living room with access onto the decked balcony, a modern fitted kitchen, a further double bedroom, a modern wet room style shower room and a guest cloakroom. The apartment is equipped with under floor heating throughout, an intruder alarm and camera entry system. For those with limited mobility, there are lifts to all floors, wheelchair access, domestic assistance and a 24-hour emergency call system, and a mobility scooter charging room is available. Rutherford House in Chalfont St. Peter is a modern Retirement Living Plus development and residents are treated to all the facilities of the Retirement Living Plus development, including an on-site Bistro, landscaped gardens and car parking. There is also a Communal Lounge with free Wi-Fi and a wellbeing suite. Visitors are able to stay overnight in the Guest Suite.

### **Entrance Hall**

Doors off to Shower Room, Living/Dining Room, Bedrooms One and Two.

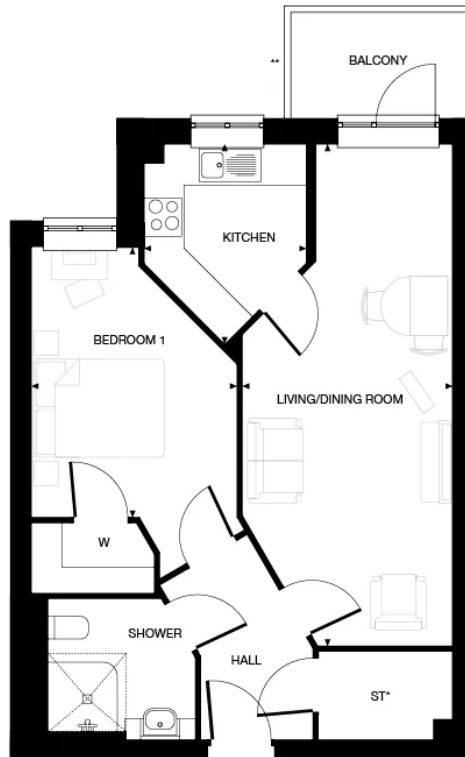
### **Shower Room**

Wet room style shower room with modern fittings comprising WC, wash hand basin with lever tap and level access shower. Slip resistant floor tiles, tiled walls, fitted mirror, shaver socket, heated towel rail and extractor ventilation.

### **Living/Dining Room**

19' 1" x 10' 8" (5.83m x 3.30m) Sealed unit window and doors to balcony. Door off to Kitchen.






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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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