



St Peters Court
Chalfont St Peter, Buckinghamshire, SL9 9QH



£290,000 Leasehold

Situated in the heart of the village ideally situated for all local amenities, a nicely presented first floor purpose built apartment with the advantage of a south westerly facing balcony. This property would be the ideal choice for any first time buyer due to its excellent location and an internal inspection is highly recommended. Further features include gas central heating, double glazing, an allocated parking space accessed via a coded security barrier and a long lease. The accommodation comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. The entrance to the block of flats is through a coded security door.

Ground Floor

Entrance Hall

Front door with opaque double glazed glass insets. Two storage cupboards. Radiator.

Living/ Dining Room

16' 4" x 11' 9" (4.97m x 3.58m) Coved ceiling. Casement door with opaque double glazed glass insets leading to balcony. Two radiators. Double glazed window

Kitchen

9' 8" x 6' 11" (2.94m x 2.12m) Well fitted with a range of wall and base units with granite effect work surfaces with tiling over. Stainless steel single drainer sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and electric oven below. Space for fridge/freezer and plumbed for washing machine. Larder storage cupboard. Wall mounted central heating boiler. Radiator. Double glazed window.

Bedroom 1

11' 8" x 11' 8" (3.56m x 3.55m) Full wall length fitted wardrobes. Coved ceiling. Radiator. Double glazed window.

Bedroom 2

10' 5" x 8' 10" (3.17m x 2.68m) Radiator. Double glazed window.

Bathroom

Fully tiled with a white suite comprising bath with wall mounted shower unit, wash hand basin with mixer taps and W.C. Expel air. Radiator.

Outside

Balcony

South westerly facing with wrought iron railing.

Parking

There is an allocated parking space included with the apartment.

Service Charge & Lease

Lease

Lease 154 years remaining.

Draft details awaiting vendors approval.



69 SDt Peters Court
Approximate Gross Internal Area
59.8 sq m / 644 sq ft



Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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