

rodgers
estate agents



Grange Road
Chalfont St Peter, Buckinghamshire, SL9 9FQ



£360,000 Leasehold

Rodgers Estates are delighted to bring to the market this spacious and stylish apartment in immaculate condition that will appeal to a wide range of discerning purchasers. The apartment is on the second floor of this sought-after complex and is fitted to a high standard throughout. The accommodation comprises of an entry hall, open plan reception room/ kitchen, two double bedrooms, master with en suite shower room and a bathroom. Further features include gas central heating, double glazing, communal gardens and two allocated parking spaces, one covered with a car port. The location is impressive being within a minutes walk of the village centre with all its amenities and excellent schools and within easy reach of Gerrards Cross village and train station. No upper chain.

Entrance Hall

"L" shaped entrance hall. Large storage cupboard with shelving. Wall mounted entrance intercom. Radiator with ornate cover.

Kitchen/Living/Dining room

20' 8" x 10' 11" (6.30m x 3.33m) Open plan room with double glazed windows over looking front and side aspects. The kitchen area is well fitted with high gloss wall and base units. Work surfaces with splashbacks and a one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Fitted four ring gas hob with brushed steel splash back and extractor hood over. Built in oven. Fitted fridge/freezer. Integrated washing machine and dishwasher, Cupboard housing Ideal Logic gas boiler. Roof light window. Down lighters. The Living/Dining area has two radiators.

Bedroom 1

11' 1" x 10' 6" (3.38m x 3.20m) Double fitted wardrobe with mirrored front. Radiator. Double glazed window over looking side aspect. Door to:

En-suite Shower room

Partly tiled with a modern white suite incorporating walk in double shower, w.c and wash hand basin with mixer tap. Expel air. Shavers point. Down lighters. Heated chrome towel rail.

Bedroom 2

10' 7" x 8' 10" (3.23m x 2.69m) Radiator. Double glazed window over looking front aspect.

Bathroom

Partly tiled with a white suite incorporating bath with mixer tap, w.c and wash hand basin. with mixer tap Shavers point. Down lighters. Expel air. Heated chrome towel rail.

Outside

Parking

Two allocated parking spaces, one of which is under cover.

Communal Gardens

Lease & Outgoings

Held on a lease of 999 years commencing on 1st January 2017.

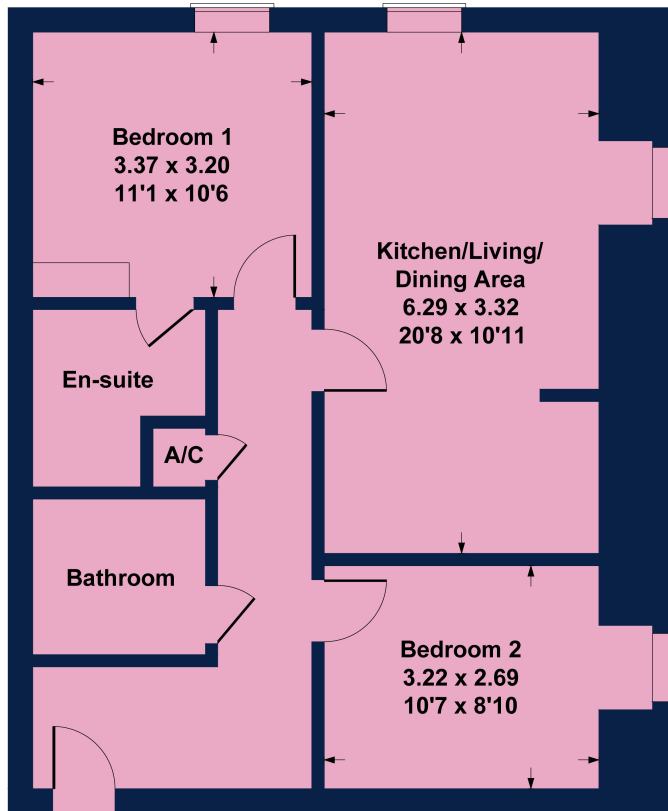
Ground Rent - £300 per year

Service Charge - £156.46 per month



8 Britto Court

Approximate Gross Internal Area
67.5 sq m / 727 sq ft



Second Floor

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(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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