

Built in 2019, this beautifully presented top-floor apartment is part of a modern, well-maintained development, just moments from the heart of Chalfont St Peter. With excellent access to local amenities, transport links, and green spaces, the development combines contemporary living with a strong sense of community. Upon entering the apartment, you're greeted by a spacious hallway with integrated storage and access to a loft, an uncommon and highly practical feature for apartment living. At the heart of the home is a bright open-plan kitchen/living room, illuminated by a large south-facing window. The kitchen is well-equipped with a range of integrated appliances, including an oven, four-ring gas hob, full-size fridge freezer, dishwasher, and washing machine.

The principal bedroom is a generous double, featuring bespoke fitted wardrobes, a south-facing window, and a modern en-suite with a walk-in shower. The second bedroom is also a spacious double, offering flexibility as a guest bedroom, nursery, or home office. A contemporary family bathroom with a full-sized bathtub completes the accommodation.

Externally, the property benefits from two allocated parking spaces, along with access to three shared guest bays. The development also boasts private landscaped areas and children's play spaces, ideal for outdoor enjoyment in the warmer months.



## Property Information

-  2 BEDROOM APARTMENT
-  2X ALLOCATED PARKING
-  WALKING DISTANCE TO CHALFONT ST PETER HIGHSTREET
-  OPEN PLAN LIVING
-  EPC - B
-  2 BATHROOMS
-  CIRCA 5 YEAR BUILDING WARRANTY
-  721 SQ FT
-  INTERCOM ENTRY SYSTEM
-  COUNCIL TAX BAND - D

					
x2	x1	x2	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Lease Information

We understand that the current lease length is circa 993 years remaining and has an service charge of C. £195 pcm with a ground rent of C. £300 P/A (fixed for the next C. 5 years).

### Local Area

Chalfont St Peter is a charming and picturesque town situated in Buckinghamshire, England. Nestled amidst the rolling hills and lush green countryside, this town offers residents a tranquil and idyllic setting to call home. The town center features a mix of historic buildings, quaint cottages, and modern amenities, creating a unique blend of old-world charm and contemporary convenience. Strolling through the streets, one can appreciate the well-preserved architecture and the sense of heritage that permeates the town.

Chalfont St Peter is also home to a vibrant community, with a range of amenities and services catering to residents' needs. The town boasts a selection of shops, boutiques, cafes, and restaurants, where locals can indulge in retail therapy or savour delicious meals. There are also community centers, sports clubs, and leisure facilities that cater to a variety of interests, fostering a strong sense of community spirit and engagement.

### Transport Links

Road transportation is well-developed in the local area. Chalfont St Peter is situated near major road networks, including the A413

and the A40, which connect the town to nearby towns and cities. This makes commuting by car or using private transport relatively straightforward. The M40 motorway is also within easy reach, providing access to London and other parts of the country.

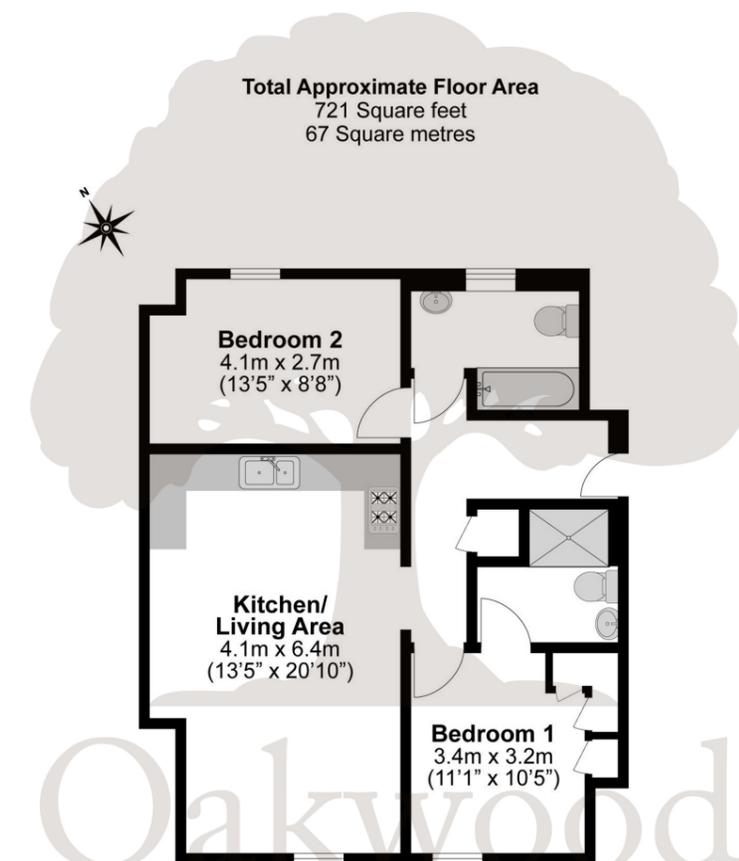
Public transportation options are available, the town is served by several bus routes that connect Chalfont St Peter to neighboring towns and villages, as well as to larger towns such as High Wycombe and Uxbridge. These bus services provide convenient connections to local amenities and transport hubs.

For rail travel, Chalfont St Peter is well-served by nearby train stations. The closest station is Gerrards Cross, located approximately 2 miles away. Gerrards Cross station is on the Chiltern Main Line, offering direct services to London Marylebone, with a journey time of around 20-30 minutes. This makes it a convenient option for commuters working in the capital or for those wishing to explore the city.

### Council Tax

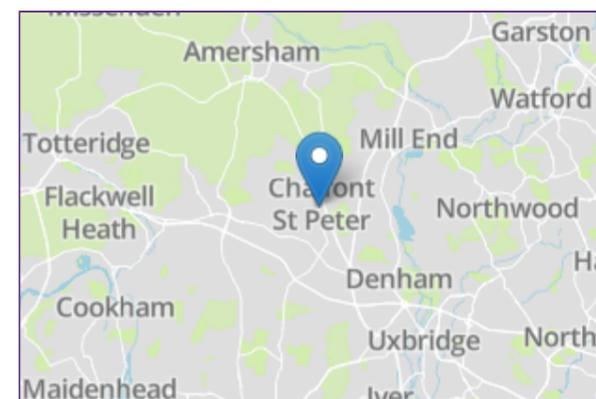
Band D

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC</span>			