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**Layers Green Lane**  
Chalfont St Peter, Buckinghamshire, SL9 9JB



£1,600 pcm

AVAILABLE MID JUNE. A beautifully presented first floor apartment situated in this popular residential area only a short distance walk from the village centre with all its amenities and within easy reach of Gerrards Cross village and train station. Bank House comprises just two purpose built apartments, a ground and first floor, both with their own door entrances and concrete floors. The property enjoys generously proportioned, light filled accommodation that is sure to appeal to any tenant. Measuring circa 766 sq ft (approx.) in area, the accommodation comprises an entrance lobby, hall, living/dining room, separate kitchen, two double bedrooms with fitted wardrobes, master with an en-suite shower room, and a further bathroom. Further features include two allocated parking spaces behind secure gating, double glazing, under floor central heating and a communal garden.

## Ground Floor

### Entrance Hall

Stairs rising to first floor. Cloaks/storage cupboard.

### First Floor

### Landing

Large storage cupboard with slatted shelving. Access to loft space. Video phone entry system. Double glazed window overlooking side aspect.

## Lounge / Dining Room

19' 3" x 15' 3" (5.87m x 4.65m) Marble fireplace with oak surround and mantel with gas coal effect fire. Coved ceiling. Down lighters. Oak shelving to alcoves. TV point. Telephone point. Feature double glazed bay window overlooking front aspect.

## Kitchen

9' 8" x 6' 7" (2.95m x 2.01m) Extremely well fitted with a range of wall and base units. Work surfaces with tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven. Fitted dishwasher. Washing machine. Fitted fridge/freezer. Concealed wall mounted Baxi central heating boiler. Tiled floor. Downlighters. Coved ceiling. Breakfast counter. Double glazed window overlooking side aspect.

## Bedroom 1

12' 7" x 10' 5" (3.84m x 3.18m) Fitted double and single wardrobe. TV point. Telephone point. Double glazed window overlooking rear aspect. Door to:

## En-Suite Shower Room

Fully tiled with a white suite incorporating walk in shower, WC and circular wash hand basin with mixer tap and cupboard under. Heated towel rail. Down lighters. Coved ceiling. Expelair. Double glazed window overlooking rear aspect.

## Bedroom 2

10' 5" x 9' 8" (3.18m x 2.95m) Fitted double wardrobe. Coved ceiling. TV point. Telephone point. Double glazed window overlooking rear aspect.

## Bathroom

Partly tiled with white suite incorporating bath with mixer tap and hand shower attachment, wash hand basin with mixer tap set into granite shelf with cupboard under, WC and walk in shower cubicle with Aqualisa shower unit. Storage cupboards. Heated chrome towel rail. Tiled flooring. Coved ceiling. Down lighters. Expelair. Double glazed window overlooking side aspect.

## Outside

### Communal Gardens & Parking

Well tended communal grounds. Two allocated car parking spaces behind secure gating.



# Merchants Court, Chalfont St Peter SL9 9JB

Approx. Gross Internal Area 72 sq. Metres (766 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	78
(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	

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