



This well-presented two bedroom apartment offers spacious and contemporary living, with an inviting open-plan kitchen and reception room forming the heart of the home. The kitchen is thoughtfully designed with a range of ground and eye-level units, a four-ring gas hob, electric oven, and dedicated space for a dishwasher, washing machine, and full-size fridge freezer, making it the perfect place for preparing family meals. The reception area offers ample room for both dining and relaxation, making it a great space for entertaining or relaxing with family.

The principal bedroom is a generous double, benefiting from built-in storage and plenty of natural light. The second bedroom is also a well-proportioned double and is currently arranged as a home office, making it ideal for remote working, a guest bedroom, or use as a nursery. A real advantage of this apartment is the large hallway, which offers additional built-in storage, an uncommon and highly desirable feature rarely found in properties of this type. Completing the accommodation is the modern family bathroom, fitted with a full bathtub with shower attachment, WC, and basin, all finished in a contemporary style.

Externally, the property includes an allocated parking space along with access to visitor parking, ensuring convenience for both residents and guests.

There is no onward chain allowing for the possibility of a quick sale.



Property Information

- 

TWO BEDROOMS
- 

753 SQ FT
- 

WALKING DISTANCE TO LOCAL AMENITIES
- 

GREAT FIRST TIME BUY
- 

NO CHAIN
- 

FIRST FLOOR APARTMENT
- 

COUNCIL TAX BAND - D
- 

ALLOCATED & VISITOR PARKING
- 

EPC - B

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

Lease Information

We understand that the current lease length is circa 92 years remaining and has an service charge of C. £198.42 pcm with a ground rent of TBC

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.

Local Schools

South Buckinghamshire is widely renowned for its high quality of schooling, some of the schools available are:

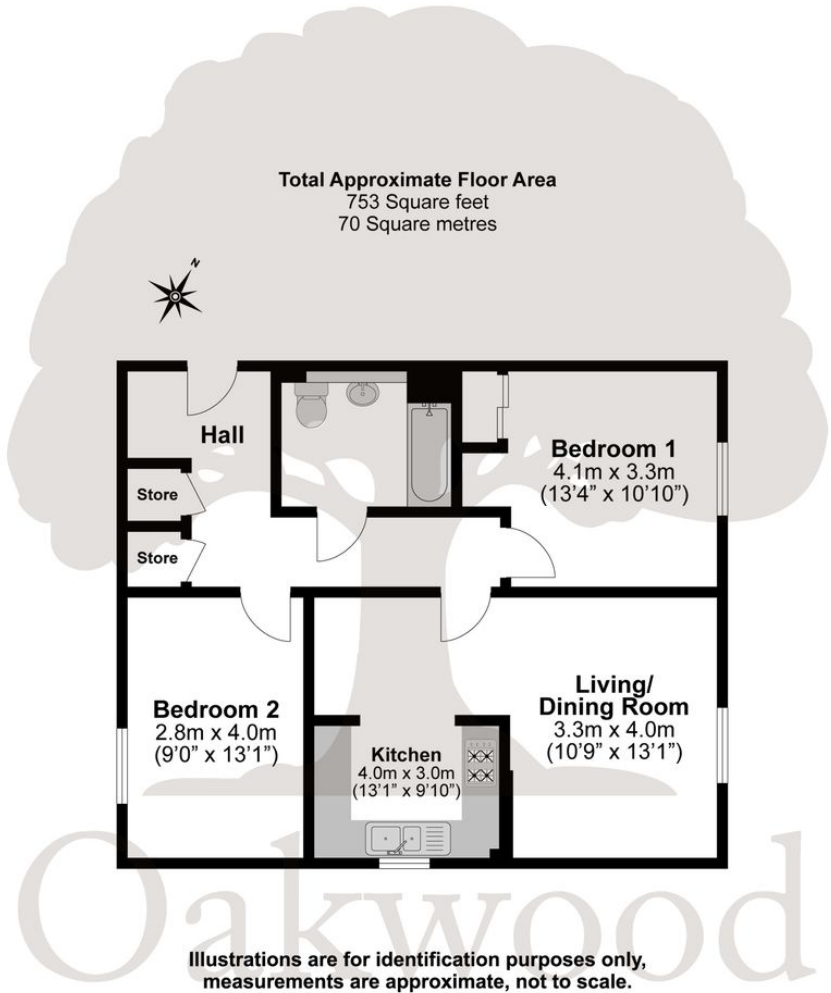
- Dr Challoner's Grammar School
- Dr Challoner's High School
- Beaconsfield High School
- Chesham Grammar School
- John Hampden Grammar School
- Gayhurst School
- Thorpe House School
- St Mary's School, Gerrards Cross
- Chalfont St Peter Infant School
- Robertswood School
- The Chalfonts Community College

Please note that these schools may have specific catchment areas or admission criteria. It is recommended to directly contact the schools for further information, including enrollment procedures and open spaces availability.

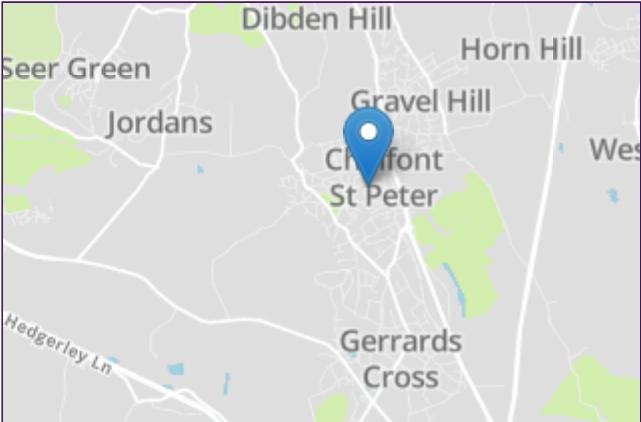
Council Tax

Band D

Floor Plan



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+) 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	