

rodgers
estate agents



Chiltern Hill
Chalfont St Peter, Buckinghamshire, SL9 9UL



£250,000 Share of Freehold

Situated close to the heart of the village, a contemporary apartment, in a private development consisting of just nine properties, which has been maintained to a good standard by the current owner and is sure to appeal to first-time buyers, those trading down and investors alike. Located on the ground floor with a door leading out to a patio area, the accommodation comprises a double bedroom, a well-appointed bathroom, fitted kitchen and living room. Features include gas central heating, a designated car parking space, a communal garden and a share of the freehold. The location of this apartment is excellent being within a minutes level walk of the village centre offering an excellent selection of amenities, both social and essential, including shops, bars and restaurants. Gerrard Cross train station is less than a mile and a half away.

Ground Floor

Communal Entrance Hall

The apartment has an allocated secure cupboard in the communal hallway. Stairs rising to first floor. Casement door leading to garden at the rear. Front door which opens directly to:

Sitting Room

10' 2" x 9' 5" (3.10m x 2.87m) Three sash windows overlooking the front aspect. Two wall light points. Two radiators.

Kitchen/Dining Room

24' 7" x 7' 11" (7.49m x 2.41m) Fitted with a range of wall and base units with work tops and tiled splash backs. . One and a half bowl stainless steel sink unit with mixer tap and drainer. Space for gas cooker. Space and plumbing for washer/dryer machine. Space for fridge. Wall mounted gas boiler. Airing cupboard. Sash window overlooking rear aspect. Door to:

Inner lobby

Door to kitchen and door to:

Bedroom

9' 9" x 8' 10" (2.97m x 2.69m) Sash window overlooking rear aspect. Radiator. Casement door to patio and garden. .

Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap and wall mounted shower attachment, low level WC, and wash hand basin set into vanity unit with cupboard under. Heated chrome towel rail. Expel air.

Outside

Ground Rent

Gardens

£100 p.a.

There is a delightful and well tended communal garden set to the rear of the apartments.

Parking

The property is provided with one reserved parking bay in the adjacent private car park and there is also further visitors parking available.

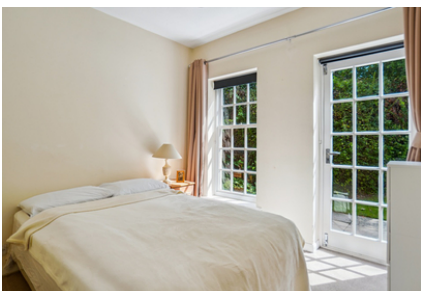
Lease & Service Charge

Lease

Share of the Freehold

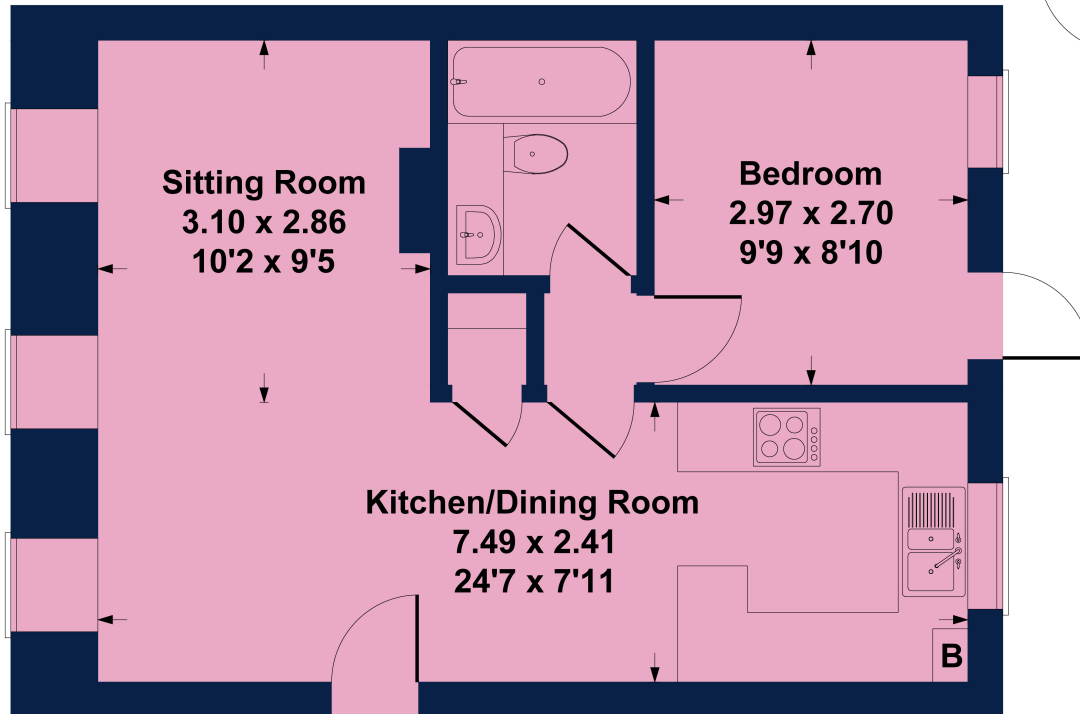
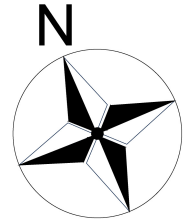
Service Charge

Circa £1,800 p.a.



1 Acacia House

Approximate Gross Internal Area
41.4 sq m / 446 sq ft



Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(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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