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25 Rutherford House, Marple Lane, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9FU.

£299,500 Leasehold

This one bedroom first floor apartment within Rutherford House benefits from having direct access from the living room onto a spacious balcony with a south westerly aspect. This apartment has its own allocated car parking space.

Rutherford House is a Retirement Living Plus Development, designed and constructed by McCarthy & Stone exclusively for the over 70s. This development features numerous communal facilities such as a Club Lounge, Well-being Suite and a Bistro style restaurant which serves freshly prepared meals daily. With flexible support packages that can be tailored to suit your needs and management on site 24 hours a day, Rutherford House has everything you need to relax and enjoy your retirement.

The property is ideally situated in the picturesque village of Chalfont St Peter which has plenty to offer retirees both locally and in the surrounding area. Chalfont St Peter village centre has a variety of local amenities within easy walking distance. Gold Hill Common, a stunning area of open green space and trees of more than 30 acres, is literally opposite the entrance to the development.

Market Place which leads onto Gold Hill East, less than 200 metres from Rutherford House, forms the village's main 'High Street' where M&S Food Hall, Costa Coffee and a variety of independent Boutiques and Cafes will be found.

Local transport networks, M40 and M4 motorways are also easily accessible. Gerrards Cross mainline train station is approximately 1.5 mile away, providing access to the West End in less than 30 minutes, plus a link to the tube network. Should you wish to access the tube network directly, Amersham and Chalfont & Latimer Tube stations are all easily accessible.

The property itself is accessed through the communal entrance Hall which leads to the front door of the apartment and opens into a spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, double bedroom, shower room and to a large walk-in storage/airing cupboard.

The living Room with double doors leading to the private balcony is a bright and spacious room. The balcony has a south westerly aspect and provides the perfect place to relax during warm summer afternoons and evenings.

The kitchen is fitted with a range of modern white high gloss wall and base units with Earth Stone style work surfaces. There is a window with a south westerly aspect. Integrated Neff appliances throughout including waist height electric oven and microwave above. Four ringed ceramic hob with splashback and stainless steel extractor hood above. Integrated fridge/freezer. Stainless





steel sink unit with separate drainer and mixer tap. Integrated dishwasher. Tiled floor.

There is a large double bedroom with a walk-in wardrobe offering plenty of storage space. Double glazed window. Central ceiling light. TV point. Telephone point. Raised electrical sockets.

A Superb modern shower room completes the impressive accommodation and features a level access walk in shower unit with fitted curtain and grab rails. Close coupled WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £11,464.92 per annum (for financial year end 31/03/2024).

Leasehold - Lease 999 years from January 2018

Ground rent: £435 per annum

Car Parking - This apartment has its own allocated car parking space.



#### Important Notice

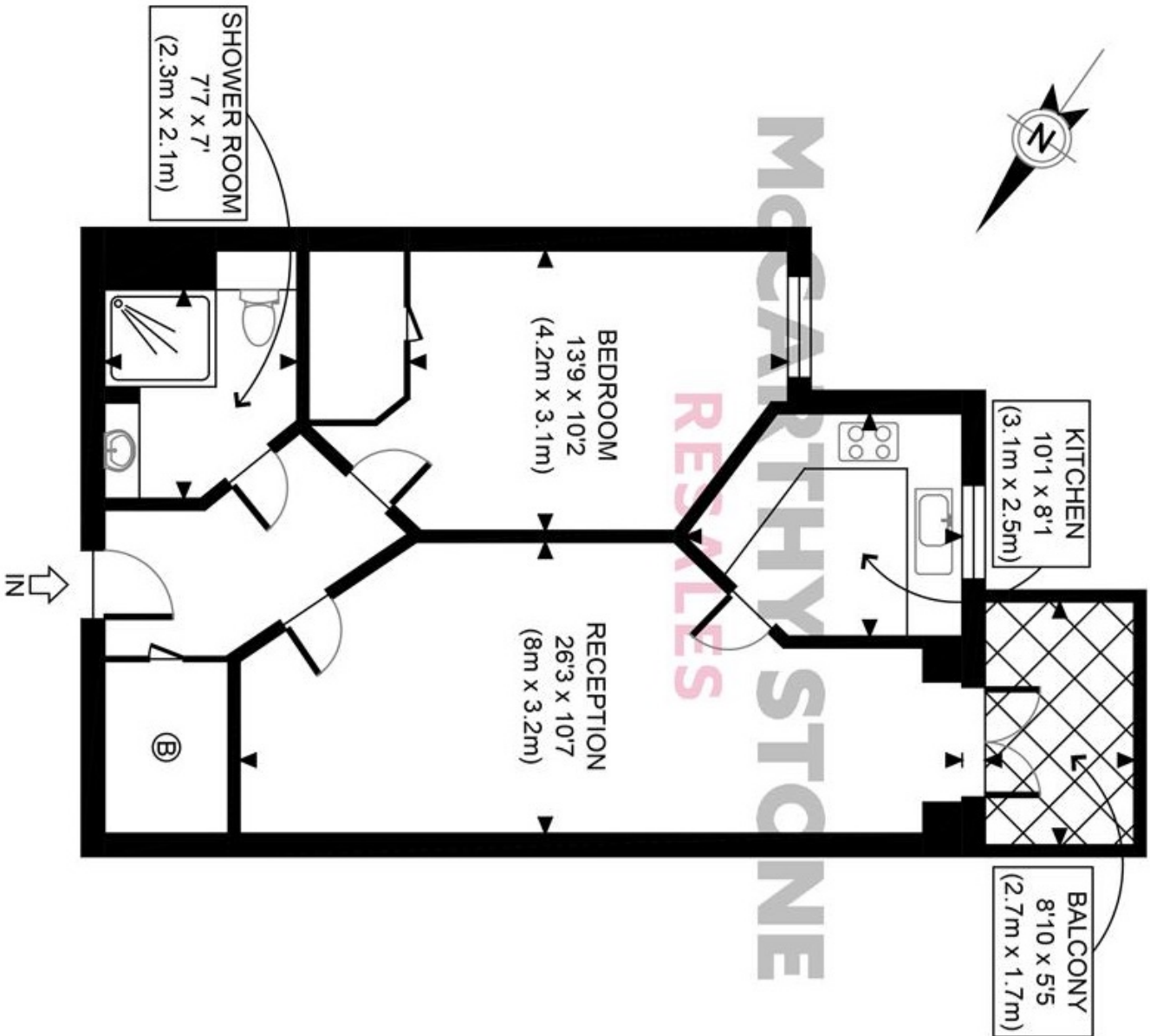
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 622 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Rutherford House

date

22/01/22

**photoplan**