

rodgers
estate agents



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



£1,800 pcm

AVAILABLE IMMEDIATELY. A third floor penthouse apartment, approaching 1,100 square feet in size, in a modern block situated within easy walking distance of the village with all its amenities and only a short distance from Gerrards Cross village and train station. The apartment is in lovely order throughout and an internal viewing is highly recommended to appreciate the quality and space being offered. The accommodation comprises an entrance hall, sitting room, kitchen, two double bedrooms, master with en suite bathroom, and a further shower room. Features include reverse cycle air conditioning providing cooling in the summer and heating in the winter, double glazing, communal gardens, two allocated parking spaces behind secure gating. Furnished.

Floor

Entrance Hall

Cupboard housing electric fuse board. Wall mounted video entry system/intercom console.

Sitting Room

20' 2" x 17' 2" (6.15m x 5.23m) Double aspect room with double glazed leaded light sash window overlooking rear aspect and velux window overlooking side aspect. Feature skylight. Downlighters. Under eaves storage space.

Kitchen

9' 3" x 8' 2" (2.83m x 2.50m) Well fitted with modern wall and base units. Black granite work surfaces with tiling over. Stainless steel sink unit with mixer tap. Fitted Bosch four ring gas hob with expel air over. Fitted Bosch oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washer/dryer. Tiled floor. Wall mounted gas central heating boiler. Coved ceiling. Plumbed for washer/dryer. Velux window overlooking side aspect.

Bedroom 1

18' 2" x 14' 4" (5.54m x 4.38m) Fitted double wardrobe. Under eaves storage spaces. Feature skylight. Downlighters. Velux window overlooking side aspect. Door to:

En Suite Bathroom

Majority tiled with a white suite incorporating corner bath, WC, bidet, and wash hand basin with mixer tap. Shavers point. Chrome heated towel rail. Downlighters. Velux window overlooking rear aspect.

Bedroom 2

20' 6" x 15' (6.25m x 4.58m) Fitted double wardrobe. Under eaves storage space. Feature skylight. Velux window overlooking rear aspect.

Shower Room

Partly tiled with a suite incorporating a fully tiled walk in double shower unit, WC, and modern stone wash hand basin with mixer tap set into shelf unit with cupboard under. Downlighters. Expel air. Shavers point. Velux window. Tiled floor. Heated chrome towel rail.

Outside

Communal Gardens

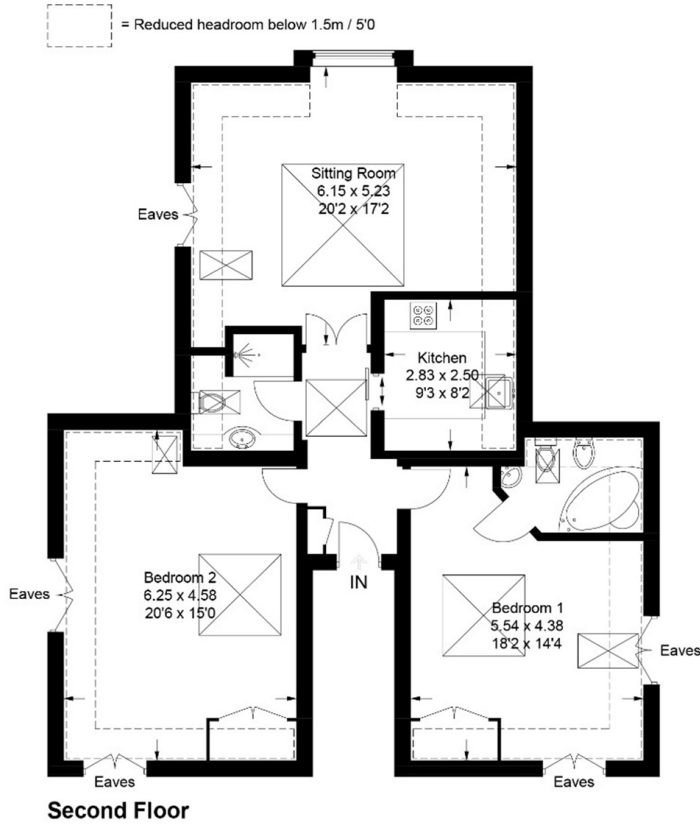
Lawn areas with brick wall and hedge boundaries. Flower bed borders. Lighting.

Parking

Allocated parking for two cars.



Approximate Gross Internal Area
101.5 sq m / 1,092 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Rodgers Estate Agents

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333