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SPECIALISTS IN PROPERTY



Flat 103 St Peters Court, High Street, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9QH. £315,000 Leasehold



Hilton King and Locke are delighted to bring to the market this two-bedroom split level flat which is offered in excellent decorative order throughout. As this property is split level, it gives a spacious and airy feel. The property comes with an allocated parking space and is within walking distance to all your local amenities such as M&S Food Hall, shops, coffee bistros, restaurants and supermarkets. This fantastic property offers the opportunity for first time buyers looking to take their first step onto the property ladder, buy to let investors and downsizers.

The communal areas of the property are accessed via private entry phone system and a covered stairway to the first-floor access. As you enter the property, you are welcomed by the large porch area with potential for fitted storage cupboards suitable for coats and shoes. The kitchen has a range of white storage cupboards both at base and eye level. The kitchen also provides ample work surface space, space for a fridge-freezer an integrated oven, gas hob and overhead extractor hood. The living room is particularly spacious with large windows allowing an abundance of light to flood the room, providing enough space for two double sofas, dining table and chairs and a TV unit. There is also additional storage beneath the stairs.

The first floor is accessible via the stairs to the landing. Bedroom one is a large double bedroom with a fantastic amount of floor space and room for wardrobes and cupboard space. Bedroom two is a comfortable double bedroom with space for cupboards, chest of drawers as well as space for desk and chairs. The tiled, modern, 3-piece bathroom suite is fitted with bath and shower attachment.

Outside the front door there is space for table, chairs and





potted plants allowing a fantastic suntrap seating area.

The property is situated in the heart of Chalfont St Peter's village and conveniently located for access to local amenities, including tennis, football, children's play areas and a leisure centre. Both local and school buses serve the area with a mainline station in Gerrards Cross just two miles away. From here fast trains into London Marylebone take approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Should you wish to access the tube network directly, Amersham is approximately 6.5 miles and Chalfont & Latimer within 6 miles, the tube stations are easily accessible.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. Chalfont St Peter Infant School, Church of England Academy and Community College are all nearby. The area is also well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



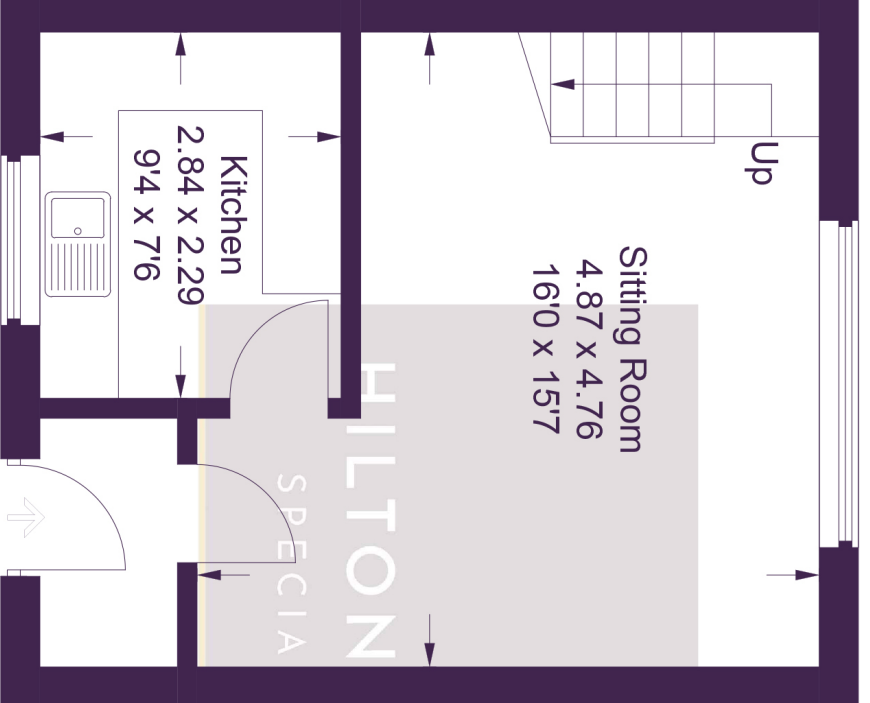
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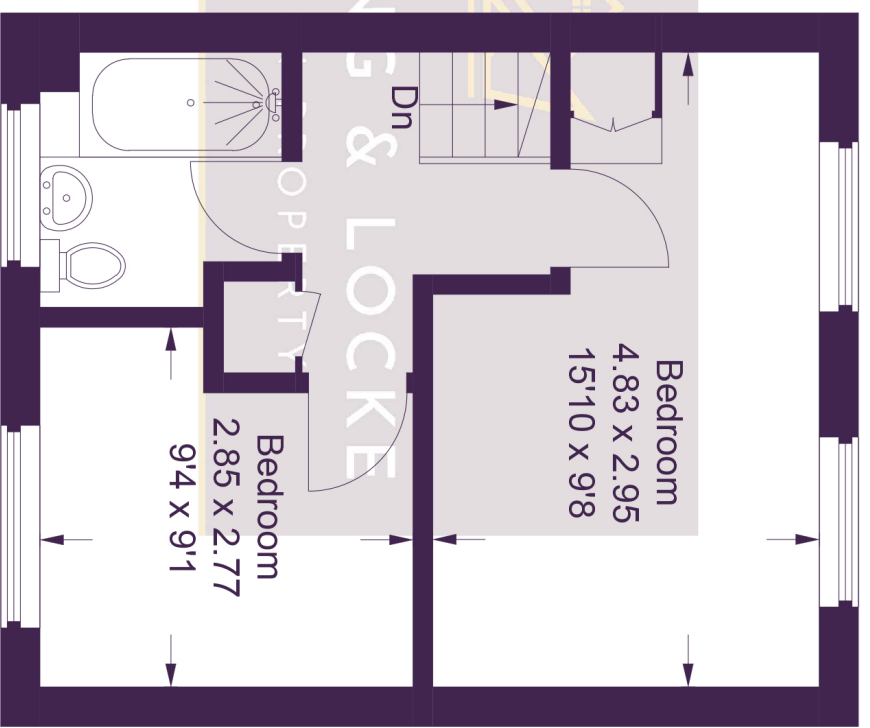
# Flat 103, St. Peters Court



Approximate Gross Internal Area  
First Floor = 29.0 sq m / 312 sq ft  
Second Floor = 28.8 sq m / 310 sq ft  
Total = 57.8 sq m / 622 sq ft



**First Floor**



**Second Floor**

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.