



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



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

£1,995 pcm

Enjoy idyllic landscaped surrounds within a prestigious gated Chalfont St Peter development .

Situated in the green back drop of the village centre Rutherford House is available only to residents 70 years or above - a superb rental opportunity for those seeking a peaceful retirement village with plenty of distractions and amenities.

The development offers a Bistro style restaurant , Club lounge ,Well being suite and warm friendly ambience.

Our listing is a light , front facing one bedroom property with tasteful interior decor in warm , neutral tones . Master bedroom with walk in wardrobe and lighting a superb hidden storage area.

The bathroom is an easy to use spacious wet room.

The living room enjoys an abundance of natural light with a key feature being the balcony where breakfast or sunlit evenings can be enjoyed while surveying the natural beauty of the complex .

The stylish kitchen is fully equipped with modern , integrated appliances.

Further storage is available in the walk in utility cupboard.

It is worth noting there are 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. These are optional and may be discussed with front desk manager

A truly stunning and stylish apartment to enjoy village life in a welcoming environment .

Allocated parking , cleaning of communal windows, water rates ,24-hour emergency call system and landscape gardening all included in the rental.

Please call lettings 01753 643555 or email lettings@hklhome.co.uk to arrange for further information or arrange a viewing.





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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Important Notice

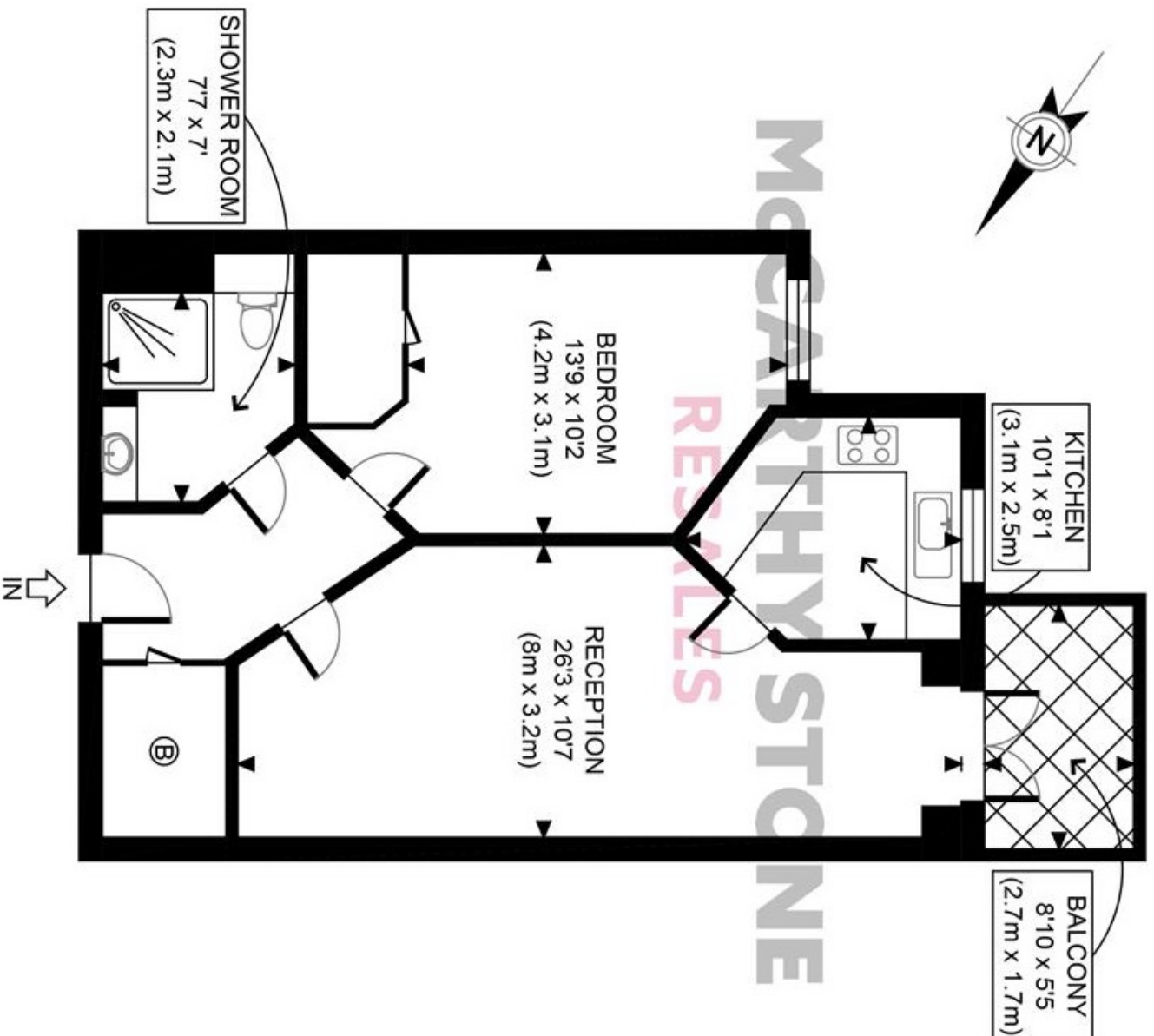
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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Gerrards Cross Buckinghamshire SL9 9EA

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csp@hklhome.co.uk



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