

rodgers  
estate agents



**Grange Road**  
Chalfont St Peter, Buckinghamshire, SL9 9FN





## £335,000 Leasehold

A second floor, purpose built modern apartment, situated in this sought after development in the heart of the village with all amenities. The apartment has well proportioned accommodation with a lounge, a modern fitted kitchen/dining area, two double bedrooms, master with a feature turret area off and a spacious bathroom. The property benefits from a security entry phone system, double glazing, gas central heating and an allocated parking space. Gerrards Cross train station and M40 and M25 motorways are also within a short drive.

### Entrance Hall

T shaped. Wall mounted telephone intercom. Wall thermostat control. Large storage cupboard with slatted shelving and hanging coat rail. Radiator.

### Lounge/Kitchen/Dining

20' 9" x 12' 0" (6.32m x 3.66m) Double aspect room with two double glazed leaded light windows. Dimmer switches. An archway opens to the kitchen which is well fitted with high gloss white wall and base units. Granite effect work surfaces with splash backs. One and a half bowl stainless steel sink unit with mixer tap and drainer. Fitted oven and four ring gas hob with brushed steel splash back and extractor hood over. Plumbed for washing machine. Space for upright fridge/freezer. Wall mounted central heating boiler unit. Access to loft. Radiator. Double glazed leaded light window.

### Bedroom 1

13' 4" x 9' 0" (4.06m x 2.74m) Feature turret area off with double glazed leaded light windows. Dimmer switch. Radiator. Double glazed leaded light window.

### Bedroom 2

12' 8" x 9' 8" (3.86m x 2.95m) Fitted double wardrobe with sliding mirror fronts. Dimmer switch. Radiator. Double glazed leaded light window.



## Bathroom

Partly tiled with a modern white suite incorporating bath with wall mounted shower attachment, WC, and wash hand basin with mixer tap and tiled splash back. Tiled floor. Shavers point and light. Heated chrome towel rail.

## Oustaide

## Parking

The apartment has an allocated parking space.

## Communal Gardens

## Lease

99 years from and including 16 February 2018, 93 years remaining.

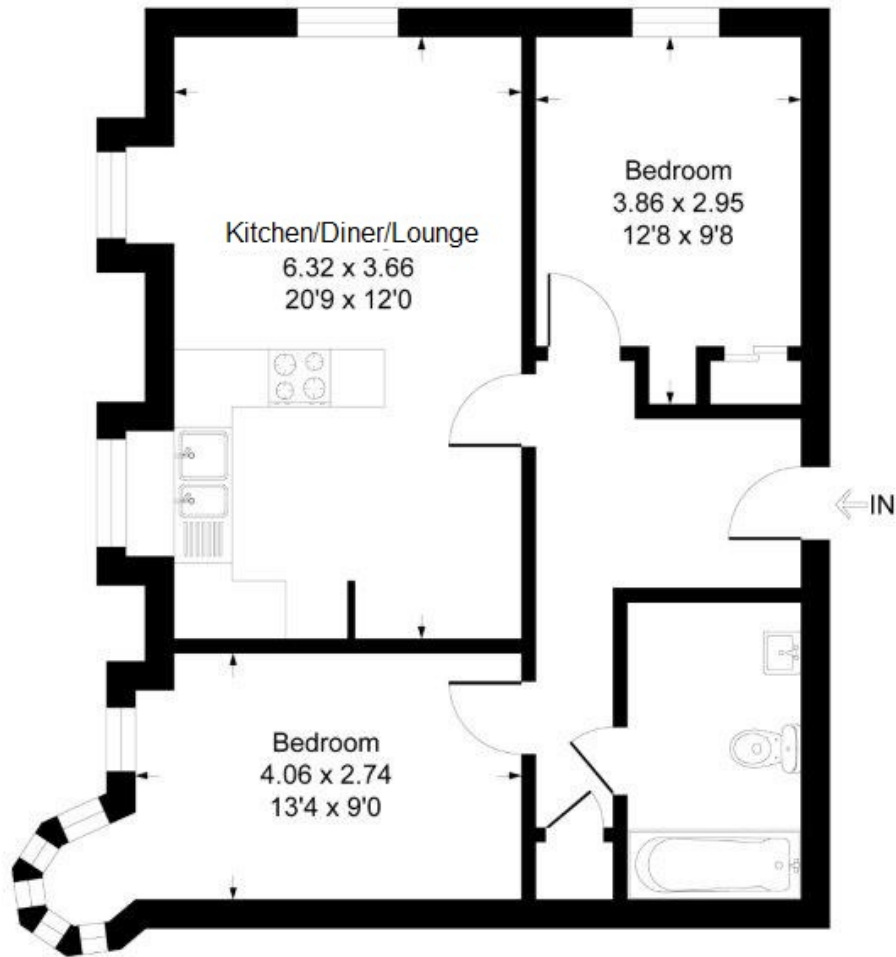
## Ground Rent

To be confirmed.



# Bullen Court SL9

Approximate Gross Internal Floor Area = 62.7 sq m / 675 sq ft



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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