

rodgers
estate agents



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



£250,000 Leasehold

A ground floor purpose built apartment situated 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 need of some updating and is being sold as seen and all services/appliances have not and will not be tested. The accommodation comprises of an entrance hall, sitting room, kitchen, double bedroom and a bathroom. Features include gas under floor heating throughout, double glazing, communal gardens, an allocated parking space behind secure gating with visitor parking in addition, communal garden and a long lease. No upper chain.

Entrance Hall

"L" shaped. Large cloaks cupboard housing electric consumer unit. Coved ceiling. Down lighters.

Living Room

18' 1" x 9' 11" (5.51m x 3.02m) Feature bay with double glazed leaded light sash windows over looking front aspect. Coved ceiling. .

Kitchen

9' 10" x 6' 7" (3.00m x 2.01m) Well fitted with wooden wall and base units. Granite effect work top with tiled splash back. Stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Fitted oven. Built in fridge and freezer,. Plumbed for dish washer and washing machine. Wall cupboard housing central heating boiler unit. Coved ceiling. Down lighters. Tilled floor. Double glazed leaded light sash window over looking side aspect.

Bedroom

13' 2" x 10' 4" (4.01m x 3.15m) Fitted double wardrobe. Coved ceiling. Double glazed leaded light sash window over looking rear aspect.

Bathroom

Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, w.c, wash hand basin with mixer tap set into vanity unit with cupboard under and a walk in shower. Down lighters. Coved ceiling. Expel air. Tiled floor.

Outside

Communal Garden

Parking

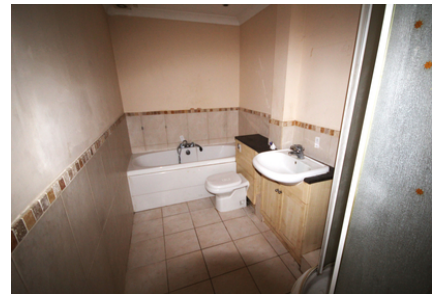
There is an allocated parking space.

Lease & Outgoings

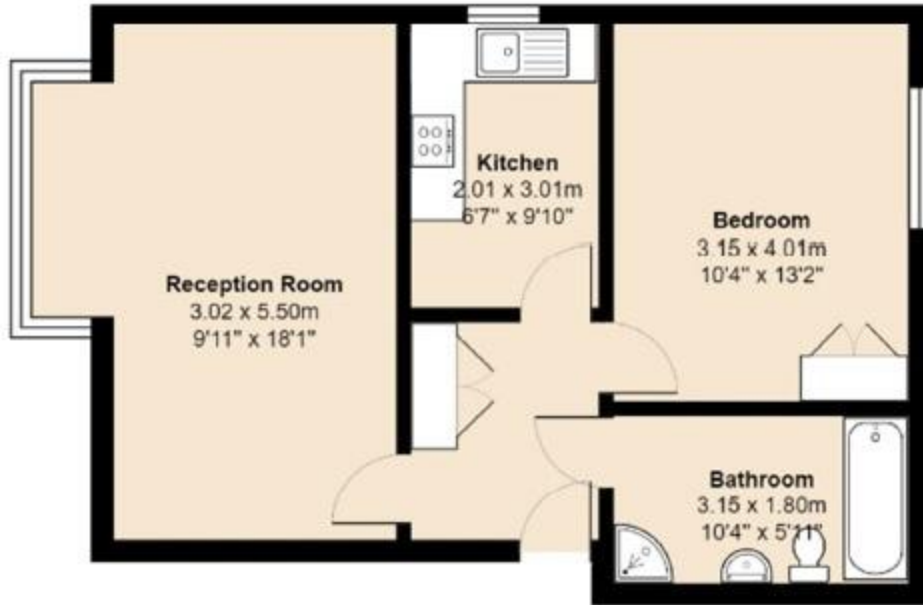
Lease: 999 years from 31 March 2005

Service Charge per annum: £1,722

Ground Rent per annum: £50



3 Holly Rise



Total Area: 50.3 m² ... 542 ft²

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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