



Quaker Court, Grange Road, Chalfont St Peter, Buckinghamshire. SL9 9FJ.

£395,000 Leasehold

This stunning two double bedroom second floor apartment is situated in the prestigious Grange Development built by Charles Church in 2017. The development is situated in the heart of Chalfont St Peter Village just off of Gold Hill Common. The property has been beautifully decorated throughout with contemporary styling. A particular feature of this apartment is the living room area which is open plan to the fitted kitchen, providing a superb, bright and spacious open plan living space. The master bedroom benefits from fitted wardrobes and has an ensuite shower room, plus there is an excellent double size second bedroom and family bathroom. The property also benefits from a long lease of approximately 995 years, a security entry phone system, two reserved parking spaces and use of a bicycle store. Quaker Court also has solar panels on the roof of the building for added economy to the household bills.

There is a communal entrance hall with stairs leading to the first and second floors. Once entering the property the spacious hallway features a large double fronted storage cupboard. The hallway leads to the bright and airy open plan lounge and kitchen area which features a fully fitted kitchen with a range of modern fitted units at base and eye level plus an integral fridge freezer, washer/dryer and oven with extractor fan above, there are also two double glazed dual aspect windows in the lounge. Both bedrooms are double in size and the master bedroom has an ensuite shower room. The spacious modern bathroom completes the impressive accommodation on offer.

Outside there are two allocated parking spaces and extremely well kept communal gardens.



Local shops, which include M&S Food Hall and Co Op Supermarket, plus Costa Coffee and a variety of independent coffee shops and boutiques are a short stroll from the property. Bus routes are also within walking distance and for a wider range of shopping facilities, Gerrards Cross is less than two miles from the property and has a mainline station with trains into Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

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. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



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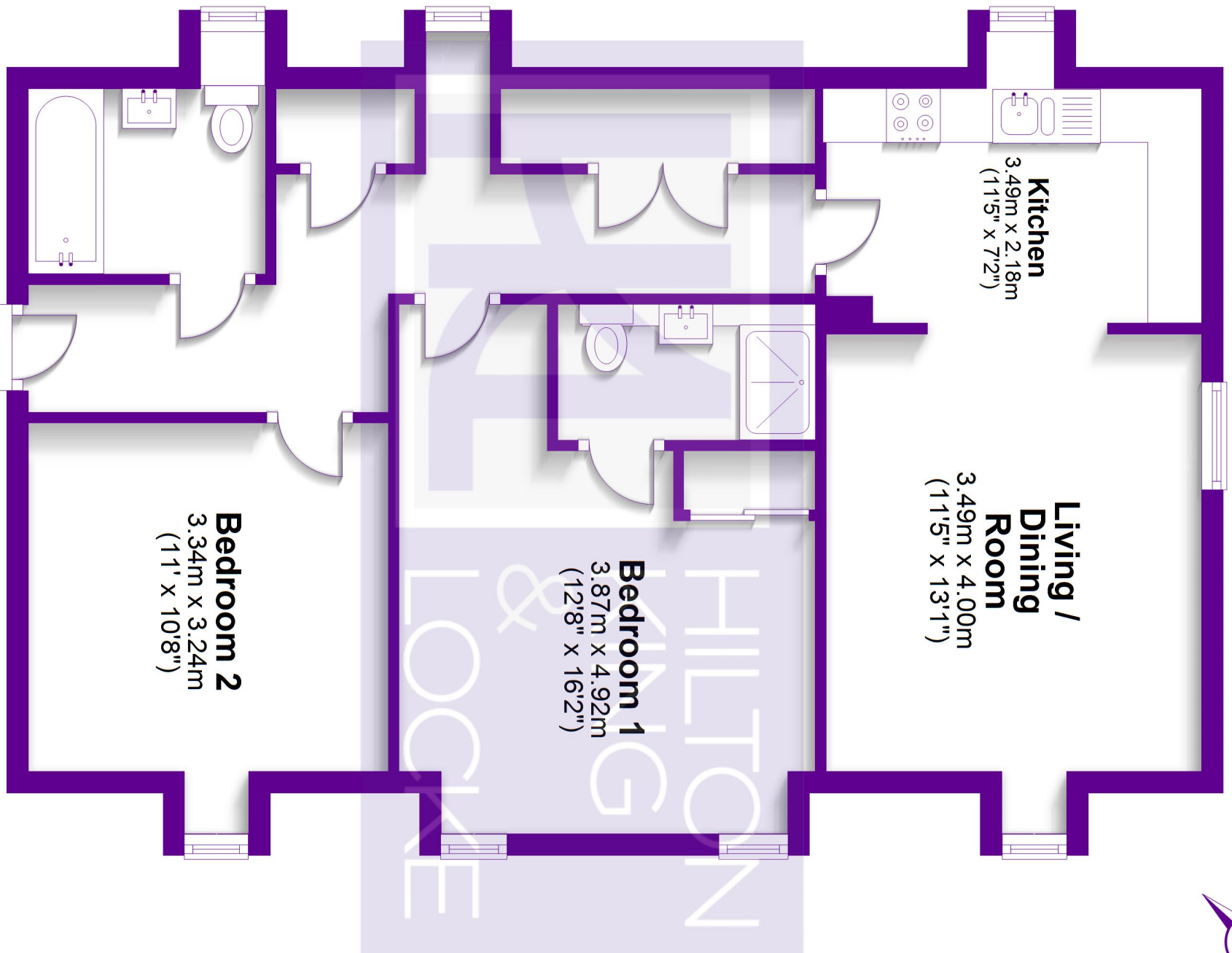
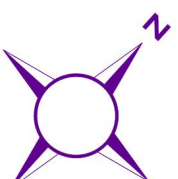


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Second Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



Kitchen
3.49m x 2.18m
(11'5" x 7'2")

**Living /
Dining /
Room**
3.49m x 4.00m
(11'5" x 13'1")

Bedroom 1
3.87m x 4.92m
(12'8" x 16'2")

Bedroom 2
3.34m x 3.24m
(11' x 10'8")

Total area: approx. 72.5 sq. metres (780.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings

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