

rodgers
estate agents



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



£239,950 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. 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 cloak 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

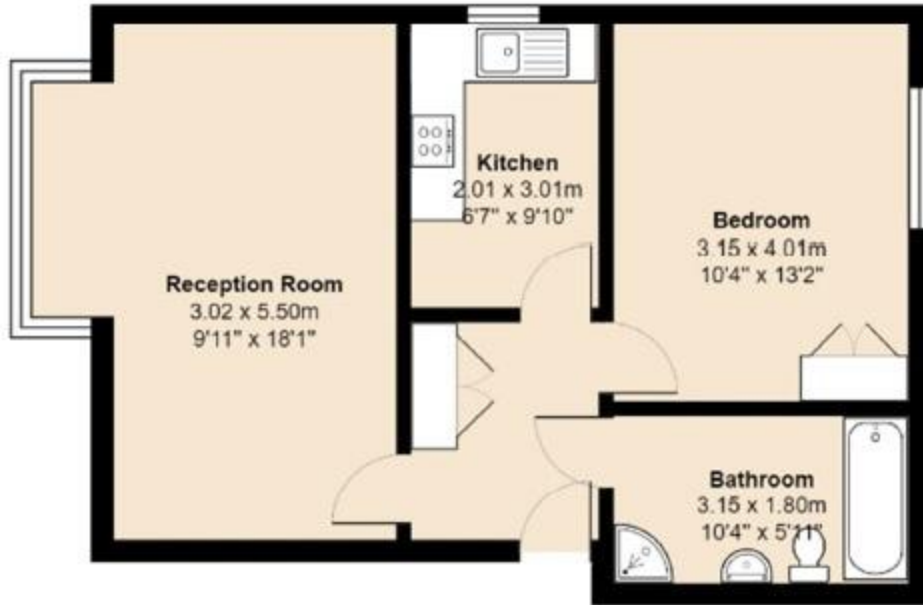
Lease: 999 years from 31 March 2005

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



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333