



Cordons Close

Chalfont St Peter, Buckinghamshire, SL9 9TW



£270,000 Leasehold

A well proportioned apartment situated on the first floor of this mature, established development superbly located in the heart of the village with all the amenities the village has to offer. Presented in pristine condition throughout, the accommodation comprises of entrance hallway, generous double aspect living room/ dining area with feature bay window and casement door with Juliette balcony and kitchen off, bright double bedroom and bathroom. Further features include gas central heating, double glazing, communal gardens and an allocated parking space. An internal viewing is highly recommended. No upper chain.

Entrance Hall

"L" shaped with wooden front door. Two large storage/ cloaks cupboards. Access to loft. Wall thermostat control. Wall mounted entrance intercom. Radiator.

Lounge/ Dining Room

15' 7" x 10' 10" (4.75m x 3.30m) Double aspect room with a feature double glazed bay window and UPVC casement door with double glazed glass insets with double glazed windows either side leading to a Juliette balcony. Two radiators. Archway to:

Kitchen

9' 10" x 7' 4" (3.00m x 2.24m) Double aspect room with double glazed windows. Well fitted with wall and base units. Granite effect worksurfaces with tiled splash back and stainless steel sink unit with mixer tap and drainer. Wall mounted Worcester boiler. Four ring gas hob with oven under and extractor hood over. Space for fridge freezer. Space for washing machine.

Bedroom

11' 8" x 11' 3" (3.56m x 3.43m)

Radiator. Double glazed window.

Car Parking

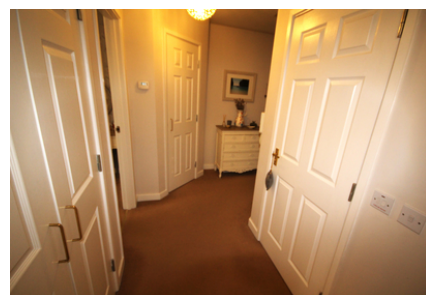
Allocated parking space.

Bathroom

Partly tiled with a modern white suite incorporating metal bath with mixer tap and wall mounted shower unit, w.c and wash hand basin. Shavers point. Expel air. Radiator. Opaque double glazed window.

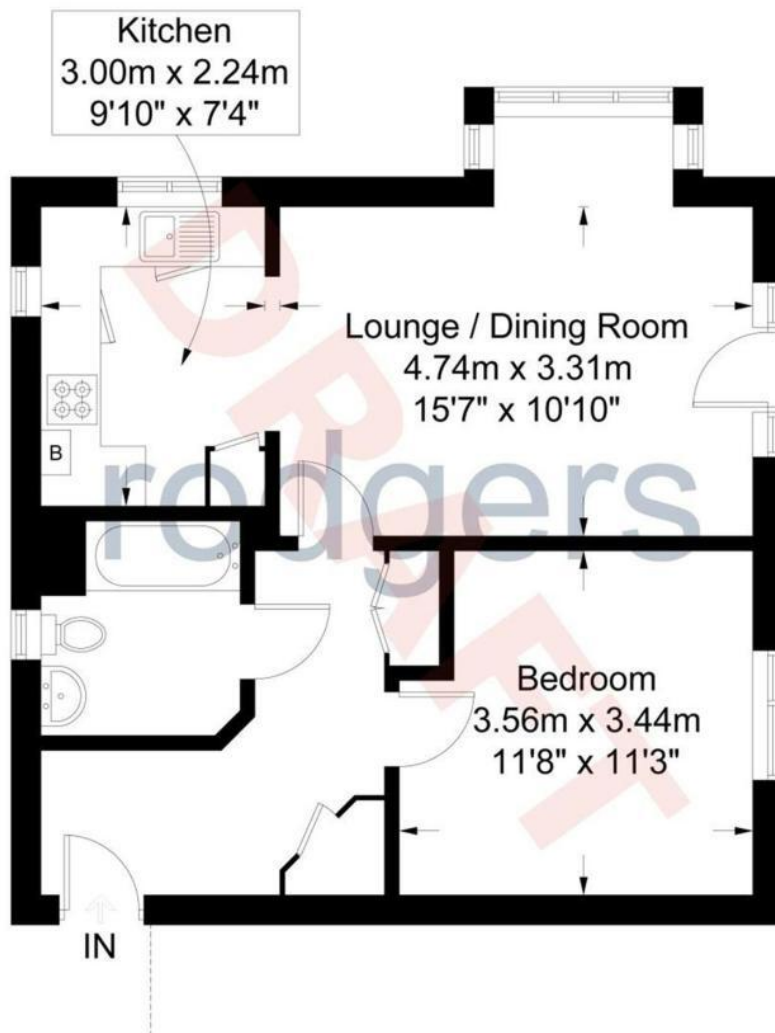
Outside

Communal Garden



Elmwood Place, SL9 9TW

Approximate Gross Internal Area = 51.2 sq. metres (551 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission of mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	79	80
(69-80) C		
(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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