

rodgers
estate agents



Grange Road
Chalfont St Peter, Buckinghamshire, SL9 9FQ



£339,500 Leasehold

OFFERS INVITED. A spacious and stylish apartment in immaculate condition that will appeal to a wide range of discerning purchasers. The apartment is on the second floor of this sought-after complex and is fitted to a high standard throughout. The accommodation comprises of an entry hall, open plan reception room/ kitchen, two double bedrooms, master with en suite shower room and a bathroom. Further features include gas central heating, double glazing, communal gardens and two allocated parking spaces, one covered with a car port. The location is impressive being within a minutes walk of the village centre with all its amenities and excellent schools and within easy reach of Gerrards Cross village and train station. NO UPPER CHAIN.

Entrance Hall

"L" shaped entrance hall. Large storage cupboard with shelving. Wall mounted entrance intercom. Radiator with ornate cover.

Kitchen/Living/Dining room

20' 8" x 10' 11" (6.30m x 3.33m) Open plan room with double glazed windows over looking front and side aspects. The kitchen area is well fitted with high gloss wall and base units. Work surfaces with splashbacks and a one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Fitted four ring gas hob with brushed steel splash back and extractor hood over. Built in oven. Fitted fridge/freezer. Integrated washing machine and dishwasher, Cupboard housing Ideal Logic gas boiler. Roof light window. Down lighters. The Living/Dining area has two radiators.

Bedroom 1

11' 1" x 10' 6" (3.38m x 3.20m) Double fitted wardrobe with mirrored front. Radiator. Double glazed window over looking side aspect. Door to:

En-suite Shower room

Partly tiled with a modern white suite incorporating walk in double shower, w.c and wash hand basin with mixer tap. Expel air. Shavers point. Down lighters. Heated chrome towel rail.

Bedroom 2

10' 7" x 8' 10" (3.23m x 2.69m) Radiator. Double glazed window over looking front aspect.

Bathroom

Partly tiled with a white suite incorporating bath with mixer tap, w.c and wash hand basin. with mixer tap Shavers point. Down lighters. Expel air. Heated chrome towel rail.

Outside

Parking

Two allocated parking spaces, one of which is under cover.

Communal Gardens

Lease & Outgoings

Held on a lease of 999 years commencing on 1st January 2017.

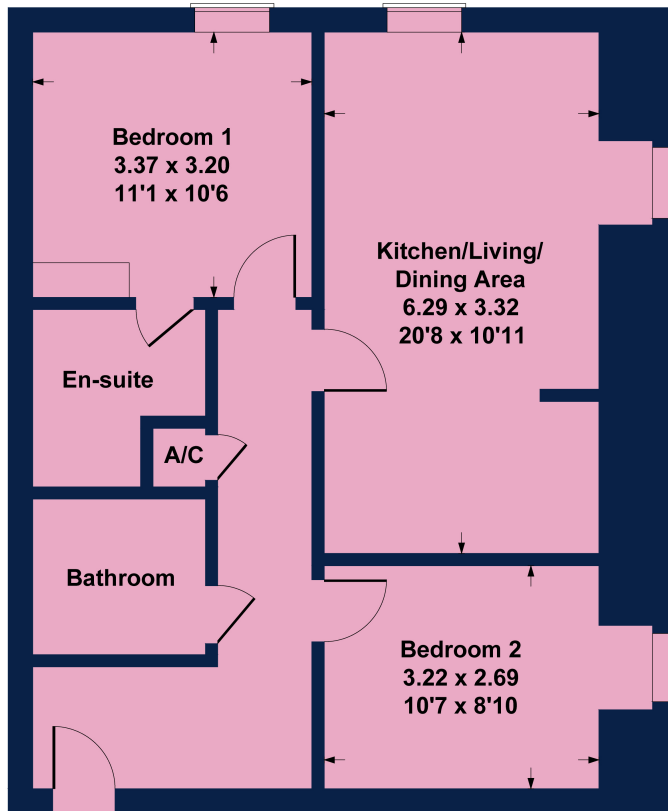
Ground Rent - £300 per year

Service Charge - £156.46 per month



8 Britto Court

Approximate Gross Internal Area
67.5 sq m / 727 sq ft



Second Floor

Not to Scale. Produced by The Plan Portal 2024
For Illustrative 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	85	85
(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	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

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