



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



St Peters Court, High Street, Chalfont St Peter, Buckinghamshire. SL9 9QQ.

£1,375 pcm

Introducing a superior two-bedroom top floor apartment in the heart of the commuter village of Chalfont St Peter central to all amenities and ideally located to enjoy all the trappings of a prestigious Buckinghamshire town.

Upon entering, the immaculate communal passage and stair case lead to the apartment. This opens into a bright hallway comprising of a double bedroom, master bedroom with en suite and family bathroom. The bathroom suites enjoy the added benefit of underfloor heating.

The modern kitchen is equipped with sleek fixtures and top-of-the-line appliance. The adjoining dining area complements the space, providing an ideal setting for friends to visit and impress with this contemporary home!

The focal point of the property is the stylish and en trend open plan living area providing both functionality and elegance. From this room, you can enjoy captivating views overlooking the vibrant village centre allowing you to immerse yourself in the lively atmosphere of the town.

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.

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.



An ideal property for any hard working professional to call home !

Call 01753 643 555 or email [lettings@hklhome.co.uk](mailto:lettings@hklhome.co.uk) to arrange a viewing .

Due to lease restrictions this is a no pet property .



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Important Notice**

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



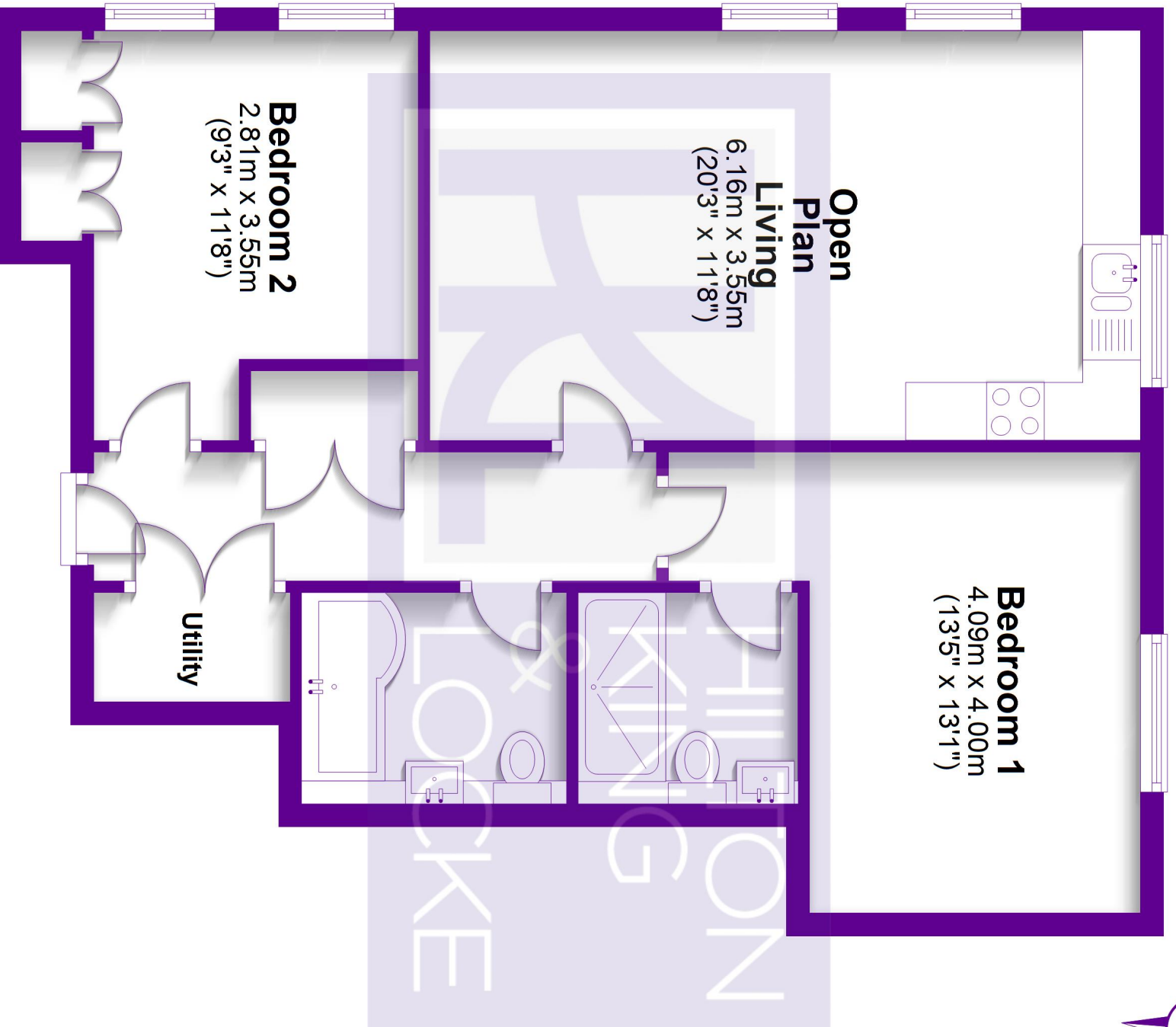
The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
[fc@hklhome.co.uk](mailto:fc@hklhome.co.uk)



## Second Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



**Total area: approx. 63.0 sq. metres (678.5 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

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