

rodgers
estate agents



Narcot Lane
Chalfont St Giles, Buckinghamshire, HP8 4DA



£1,450 pcm

A well presented two bedroom apartment first floor maisonette, boasting its own private rear garden and an allocated parking space. Situated on the first floor and located in the much sought after Village of Chalfont St. Giles, this lovely maisonette benefits from spacious accommodation including a private entrance, a lovely fitted kitchen with views to the rear, a good sized living room, two bedrooms and a bathroom. Available unfurnished from 28th November, 2023.

Entrance

Private front door with stairs rising to first floor.

First Floor

Hallway

Doors off to Lounge, Kitchen, both bedrooms and bathroom

Living Room

14' 7" x 11' 6" (4.44m x 3.50m)
Front aspect bow window. Fully carpeted. Radiator.

Kitchen

12' 7" x 6' 7" (3.83m x 2.00m)
Double aspect with sealed unit windows overlooking the side and rear of the property and with built in appliances.

Bedroom One

12' 7" x 11' 6" (3.83m x 3.50m)
Sealed unit windows overlooking the rear of the property and with built in wardrobes. Radiator.

Bedroom Two

9' 1" x 7' 11" (2.76m x 2.41m)
Sealed unit windows overlooking the front of the property. Built in wardrobe. Radiator.

Bathroom

7' 1" x 6' 10" (2.15m x 2.08m)
Fitted with a suite comprising WC, pedestal mounted wash hand basin with twin taps, panel enclosed bath with wall mounted shower and shower screen. Sealed unit opaque glazed window overlooking the side of the property.

Outside And Gardens

To The Front Of The Property

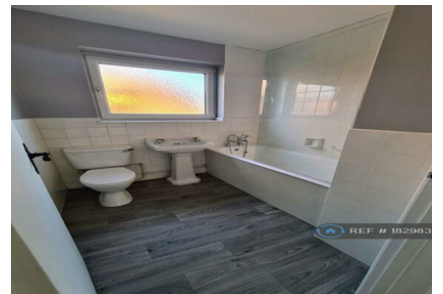
Driveway with off street parking for one car.

To The Rear Of The Property

Large private rear garden.

Council Tax

Buckinghamshire Council, Band D.
£2,167.31 for the year 2023/2024.





Narcot Lane, HP8

APPROXIMATE GROSS INTERNAL AREA 650 SQ FT / 60.41 SQ M
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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