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Chalfont Dene

Chalfont St Peter, Buckinghamshire, SL9 0FF



£650,000 Leasehold

Chalfont Dene is a luxury retirement village set in open countryside on the outskirts of the village of Chalfont St Peter. The village offers a host of amenities and services and Gerrards Cross Village and train station (fast train service to Marylebone only 20 minutes) is within easy reach. The apartment is in excellent condition having recently been redecorated throughout, and is only a few paces from the impressive Chalfont House as well as the Audley Club with its health club, library, and restaurant overlooking the landscaped grounds and lake. The accommodation comprises an entrance hall, living room, kitchen/breakfast room, two bedrooms, master with an ensuite shower room, and a bathroom. Features include gas central heating, double glazing throughout, an allocated parking space, a covered patio and communal gardens. The property is being sold with vacant possession.

Entrance Hall

Front door. Cloaks cupboard with hanging rail and shelf, and electric consumer unit. Wood effect vinyl flooring. Recessed ceiling with ornate coving. Security system and panic alarm linked directly to Chalfont Dene reception.

Bathroom

Fully tiled with a Villeroy and Boch white suite incorporating bath with mixer tap and wall shower attachment, WC and wash hand basin with mixer tap. Mirrored medicine cabinet with lighting. Heated chrome towel rail. Wall attached towel rail. Downlighters. Expel air

Living Room

16' 7" x 14' 9" (5.05m x 4.50m) Double aspect room with window over looking side aspect and double casement doors with glass insets, and with windows either side, leading to covered patio. Ornate coved ceiling. Wall mounted central heating control panel. Dimmer switches. Television and telephone points. Radiator. Telephone for the Internal Chalfont Dene Retirement Village system.

Kitchen/Breakfast Room

16' 7" x 8' 0" (5.05m x 2.44m) Extremely well fitted with high gloss wall and base units. Corian worktops and splash back, with one and a half bowl stainless steel sink unit with mixer and drinking water taps. Neff four ring electric hob with glass splash back and stainless steel expel air over. Neff built in oven and grill/microwave. Fitted fridge/freezer. Neff fitted dishwasher. Bosch fitted washer/dryer. Tiled floor. Cupboard housing water softener and hot water cylinder. Windows over looking front aspect.

Bedroom 1

14' 11" x 13' 7" (4.55m x 4.14m) Fitted four door wardrobe with shelving. Television and telephone points. Coved ceiling. Expel air. Radiator. Window over looking rear aspect and communal gardens. Door to:

En Suite Shower Room

Fully tiled wet room with with a Villeroy & Boch white suite incorporating WC and wash hand basin with mixer tap. Walk in shower with wall shower attachment. Mirrored medicine cabinet with lighting. Heated chrome towel rail. Wall attached towel rail. Downlighters. Expel air

Bedroom 2

10' 9" x 9' 6" (3.28m x 2.90m) Fitted double wardrobe and cupboard unit with shelving. Television and telephone points. Coved ceiling. Expel air. Radiator. Window over looking rear aspect and communal gardens.

Outside

Patio

A large covered sandstone paved patio is directly off the living room, ideal for relaxing and Al Fresco dining.

Parking

There is one allocated parking space.

Membership and Facilities

As an owner at Chalfont Dene, you will automatically become a member of the Audley Club. This membership entitles you to use the facilities, including the restaurant, bistro bar, health and wellbeing centre, fitness suite and swimming pool. There are also regular resident-only swimming sessions and a library.

There is a food credit to use in the restaurant which is currently just under £68 a month per household (not per person).

Lease details & Outgoings

The current monthly management charge is £1079.59

The ground rent is £500 pa

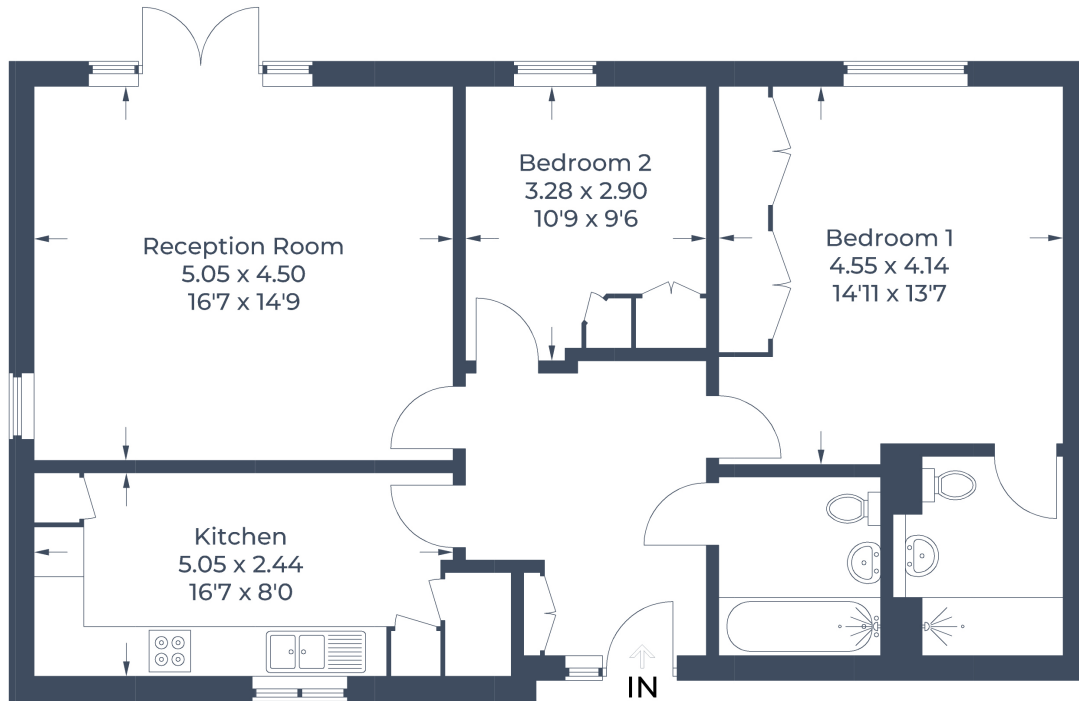
Lease - 125 years starting in 2016

Agents Notes

Under Section 21 of the Estate Agents Act 1979 we declare that a member of staff has a personal interest in this property.



Approximate Gross Internal Area = 86.7 sq m / 933 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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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