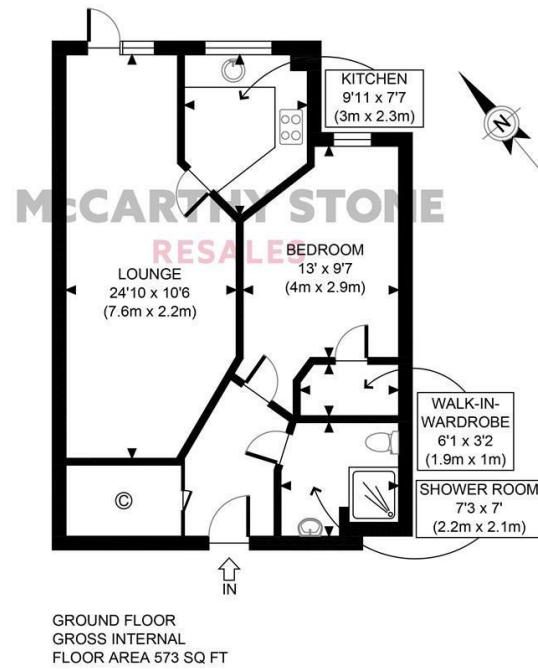


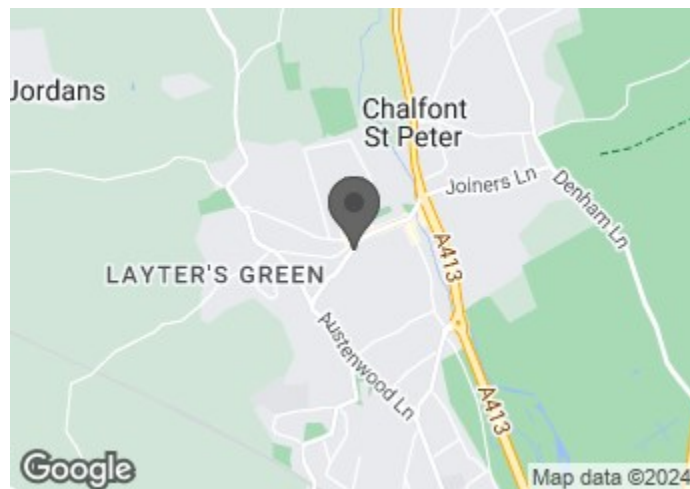
# McCARTHY STONE RESALES

## 7 RUTHERFORD HOUSE, MARPLE LANE, CHALFONT ST. PETER, BUCKS., SL9 9FU



APPROX. GROSS INTERNAL FLOOR AREA 573 SQ FT / 53 SQM	Rutherford House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 01/03/21
	photoplan

### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(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		



# McCARTHY STONE RESALES

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\*JOIN US FOR COFFEE & CAKE -THURSDAY 23RD AUGUST 2024 - 10AM-4PM - BOOK YOUR PLACE TODAY!\*

Superb! This one bedroom ground floor apartment within Rutherford House benefits from having direct access from the living room onto a paved and covered spacious patio with plenty of room for garden furniture. This apartment has its own allocated car parking space.

### ASKING PRICE £465,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# MARPLE LANE, CHALFONT ST. PETER, GERRARDS CROSS

1 BED | £465,000

## THE DEVELOPMENT

Rutherford House is a Retirement Living PLUS development, designed and constructed by McCarthy & Stone – the only housebuilder to win the Home Builders Federation 5-star award for 13 years running. Designed exclusively for the over 70s, this development comprises one and two bedroom apartments with numerous communal facilities such as a Club Lounge, a Well-being Suite and a bistro-style restaurant which serves freshly prepared meals daily. With flexible support packages that can be tailored to suit your needs and management on site 24 hours a day, Rutherford House has everything you need to relax and enjoy your retirement.

## LOCATION

Chalfont St Peter is a picturesque village with plenty to offer retirees both within the village and the surrounding area. Moreover, Rutherford House is conveniently located on Gold Hill East, close to the village centre, placing a variety of local amenities within easy walking distance. Goldhill Common, a stunning area of open green space and trees of some 33 acres, is literally opposite the entrance to the development – ideal for an early evening stroll or a summer picnic with the grandchildren. Market Place which leads onto Gold Hill East, less than 200 metres from Rutherford House, forms the village's main 'High Street'.

## ENTRANCE HALLWAY

Front door with letter box and spy hole opens into a spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, double bedroom, shower room and to a large walk-in storage/airing cupboard.

## LIVING ROOM WITH COVERED PATIO

A beautiful living room of excellent proportions, this delightful living room benefits from a glazed patio door with adjacent windows providing plenty of natural light and opens onto a covered and paved patio area with ample room for garden furniture. Raised electrical sockets, two ceiling light points. TV point with Sky+ connectivity. Telephone point. Part glazed door leads to the kitchen.

## KITCHEN

Modern fully fitted kitchen with a range of white high gloss wall and base units with Earth Stone style work surfaces. Double window with outlook over gardens. Integrated Neff appliances throughout including oven and microwave above. Four ringed ceramic hob with splashback and stainless steel extractor hood above. Integrated fridge/freezer. Stainless steel sink unit with separate drainer and mixer tap. Integrated dishwasher. Tiled floor.

## DOUBLE BEDROOM WITH WALK-IN WARDROBE

A large double bedroom with a walk-in wardrobe offering plenty of storage space. Double glazed window. Central ceiling light. TV point. Telephone point. Raised electrical sockets.

## SHOWER ROOM

An immaculate modern shower room featuring a level access walk in shower unit with fitted curtain and grab rails. Close coupled WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £13,002.12 per annum (for financial year end 31/03/2025).

## LEASEHOLD

Lease 999 years from January 2018  
Ground rent: £435 per annum  
Ground rent review date: January 2033

## CAR PARKING

This apartment has its own allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

This apartment features modern zone controlled underfloor heating and the Vent-Axia air circulation and heat extraction system.

