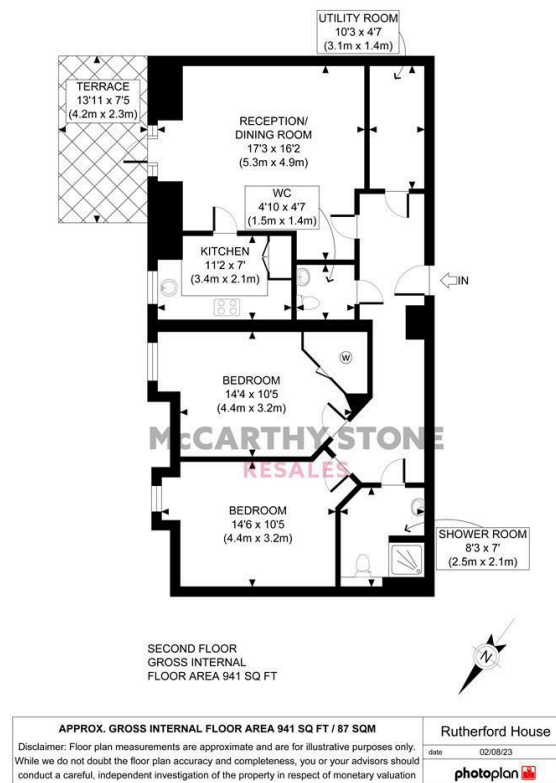
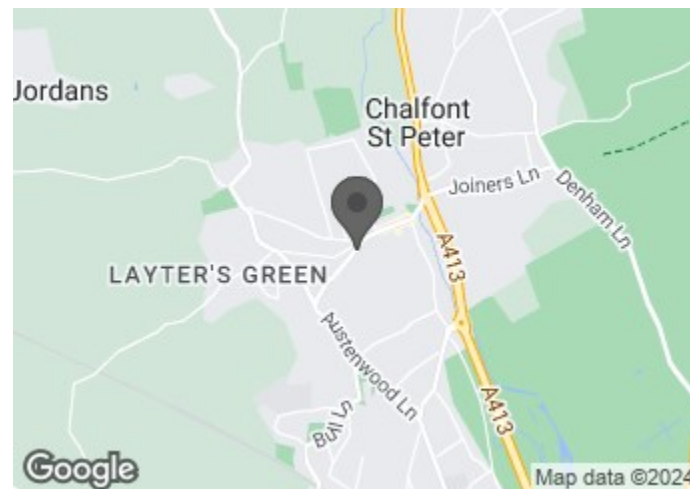


# McCARTHY STONE RESALES

## 36 RUTHERFORD HOUSE MARPLE LANE, GERRARDS CROSS, SL9 9FU



### COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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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A stunning and beautifully presented two-bedroom retirement apartment for the over 70s with the benefit of a very large balcony overlooking the communal gardens. This spacious apartment has been thoughtfully designed providing a relaxing and carefree lifestyle all set within this exclusive Retirement Living Plus development.

\*\*\* Viewings highly recommended \*\*\*

**ASKING PRICE £485,000 LEASEHOLD**

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

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

# MARPLE LANE, CHALFONT ST. PETER, GERRARDS CROSS

## SUMMARY

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 Wellness Suite/Hairdressing Salon and a bistro-style restaurant which serves freshly prepared food 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.

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 center, 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 meters from Rutherford House, forms the village's main 'High Street'.

This two bedroom, second floor apartment is presented in exceptionally good order and ready to move into. Comprising of a spacious living room with access onto a decked balcony. A modern fitted kitchen, two large double bedrooms with with the master having a walk-in wardrobe, a modern wet room style shower room and a guest WC. A car parking space is allocated to this apartment.

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

## ENTRANCE HALL

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

## LIVING ROOM AND BALCONY

A spacious and thoughtfully designed living room benefitting from a glazed patio door with windows to side providing plenty of natural light and opens to a large decked balcony (14' x 7.5') with ample room for garden furniture. Two ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Raised power points. Part glazed door leads to the kitchen.

## KITCHEN

Fully fitted kitchen with an excellent range of white high gloss wall and base units with Earth Stone style work surfaces. Electronically operated double glazed window. Integrated Neff appliances throughout including fridge/freezer, electric oven and microwave above. Four ringed ceramic hob with a stainless steel extractor hood above and opaque glass splash back. Integrated dishwasher. Stainless steel sink unit with drainer and mixer tap. Tiled floor.

## BEDROOM ONE

A large master bedroom with a walk in wardrobe offering lots of storage space including shelving and hanging rails. Double glazed window. Central ceiling light. TV point. Telephone point.

## 2 BED | £485,000

## BEDROOM TWO

A good sized second double bedroom. Central ceiling light. TV point. Telephone point. Double glazed window.

## SHOWER ROOM

An immaculate modern bathroom featuring a level access walk in shower unit with thermostatically controlled shower, 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.

## GUEST WC/CLOAKROOM

White suite consisting of close coupled WC with concealed cistern, hand basin with lever taps built in to vanity unit with storage. Illuminated mirror, part tiled walls.

## SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
  - 1 hour's domestic assistance per week
  - 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
- Service Charge: £17,116.64 for financial year ending 31/03/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

## LEASEHOLD

999 years from 1st Jan 2018  
Ground Rent Annual fee - £510

## CAR PARKING

The apartment is being sold with an allocated parking space.

## ADDITIONAL INFORMATION & SERVICES

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

