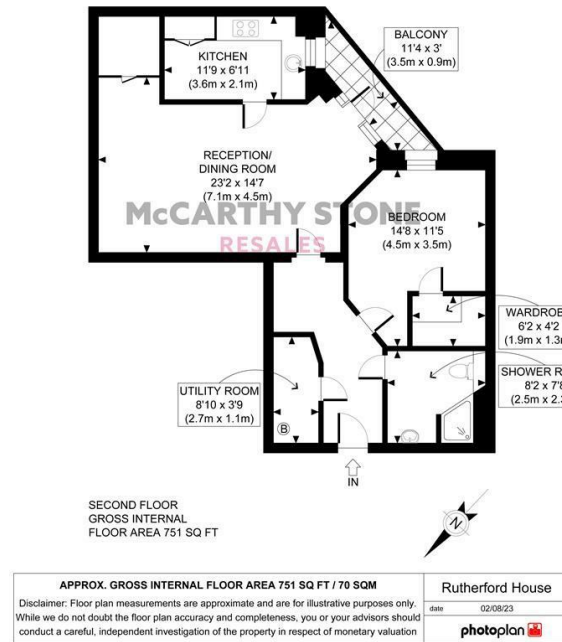
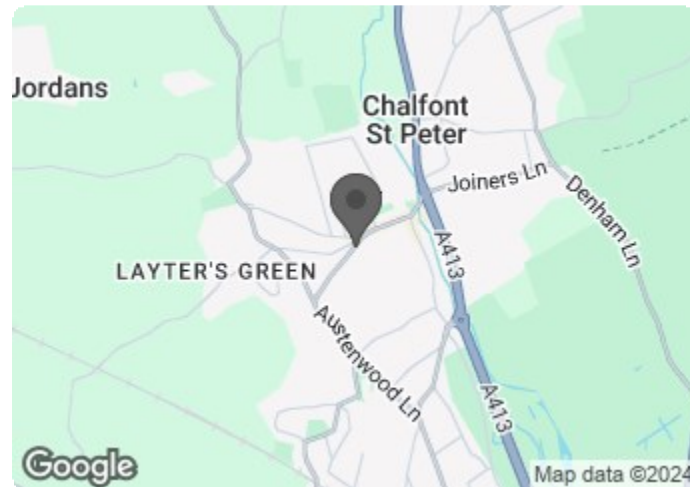


27 Rutherford House

Marple Lane, Gerrards Cross, SL9 9FU



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £425,000 Leasehold

A beautifully presented one bedroom first floor retirement apartment benefitting from a spacious balcony and a southerly aspect.

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

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# Rutherford House Marple Lane, Chalfont St. Peter, Gerrards Cross

1 bed | £425,000

## 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 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.

This one bedroom, first 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 with a southerly aspect ideal for a little alfresco relaxation on warm summer days. A modern fitted kitchen, large double bedroom with walk-in wardrobe and a modern wet room style shower room.

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

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'.

## Entrance Hall

Front door with letter box and spy hole opens into a 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, double bedroom, shower room and to a large walk-in utility/airing cupboard.

## Living Room with Balcony

A beautifully presented and spacious living room benefitting from a glazed patio door with adjacent windows providing plenty of natural light and opens onto a decked balcony with a southerly aspect, a perfect place to relax during warm summer afternoons and evenings. Raised electrical sockets, two ceiling light points. TV point with Sky+ connectivity. Telephone point. From this exceptionally large living room there is a door leading to an approximate 5' x 5' storage room. Part glazed door leads to the kitchen.

## Kitchen

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

## Bedroom

A large double bedroom with a walk-in wardrobe offering plenty of storage space with shelving and hanging rails. 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 cabinet above. Emergency response pull cord. Heated towel rail. Extractor fan.

## 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: £13,002.19 per annum (for financial year ending 31/03/2025)

## Leasehold

Lease term: 999 years from the 1st January 2018

Ground rent: £435 per annum

Ground rent review: 1st January 2033

## Additional Information & Services

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

