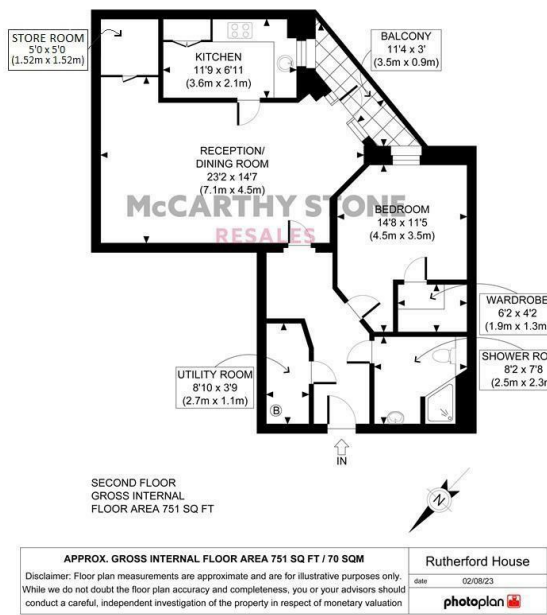


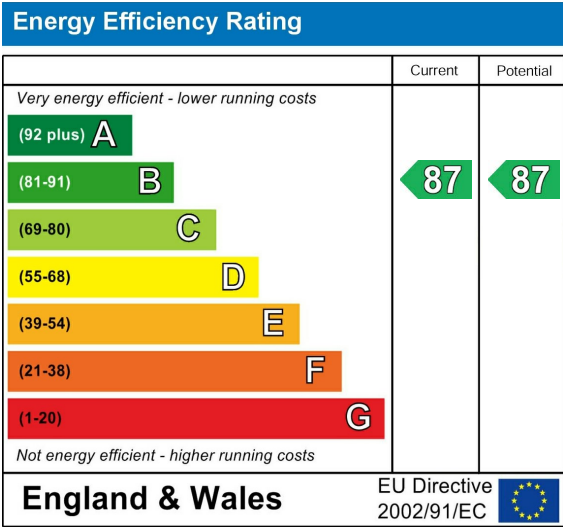
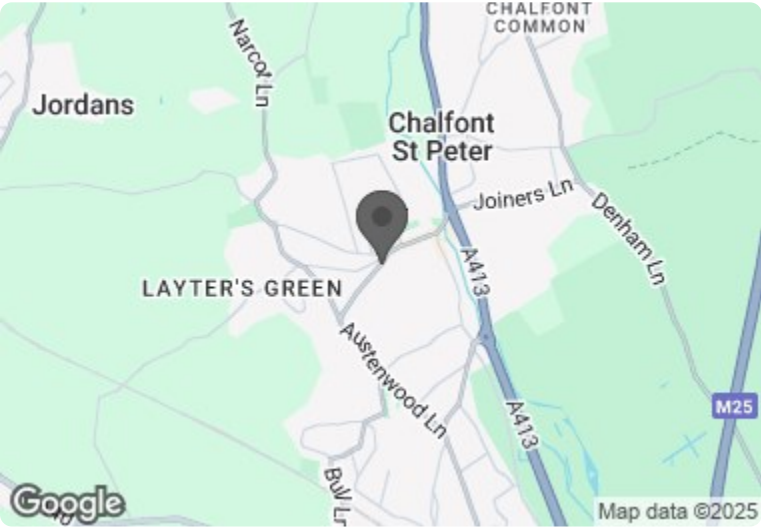
27 Rutherford House

Marple Lane, Gerrards Cross, SL9 9FU

PRICE  
REDUCED



Council Tax Band: D



PRICE REDUCTION

Asking price £325,000 Leasehold

A SUPERB and SPACIOUS one double bedroom apartment situated on the SECOND FLOOR, boasting a SOUTH FACING CORNER POSITION with a lovely WALK-OUT BALCONY.

Rutherford House offers FANTASTIC COMMUNAL FACILITIES, to include; an ON-SITE CHEF-RUN BISTRO, Club lounge where SOCIAL EVENTS TAKE PLACE, beautiful communal GARDENS, a HOTEL-STYLE GUEST SUITE for visiting family & friends and more!

\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Rutherford House, Marple Lane, Chalfont St.

### Development Overview

Rutherford House is a Retirement Living PLUS development, designed and constructed by McCarthy & Stone exclusively for the over 70s.

The superb communal facilities include a Club Lounge where social events take place, lovely landscaped gardens, a well-being suite, a bistro-style restaurant (which serves freshly prepared food daily) and a Hotel-style Guest Suite for visiting family and friends.

A dedicated Estate Manager handles the day to day running of the development and there is 24 hour staffing, as well as a 24 hour emergency response system in place for peace-of-mind.

In addition, one hour of domestic assistance is included in the service charge, and flexible support packages are available separately that can be tailored to suit your needs.

Rutherford House has everything you need to relax and enjoy your retirement.

### Local Area

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'.

### Apartment Overview

Apartment 27 is a particularly spacious, one double bedroom apartment situated on the second floor. The property boasts a desirable corner position with a South facing walk-out balcony, and is presented in exceptionally good order - ready to move into!

The accommodation briefly comprising of; a spacious living room with access onto the decked balcony with a southerly aspect, ideal for 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 also 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 spacious hallway, where the security door entry system and 24-hour emergency response system are wall mounted. 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. Part glazed door leads to the kitchen.

### Store Room

From the living room there is a door leading to a very useful store room, approximately 5' x 5' in size.

### 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



# 1 Bed | £325,000

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: £13,361.96 per annum (for financial year ending 31/03/2026).

Check out benefits you may be entitled to(often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Lease Information

Lease term: 999 years from the 1st January 2018  
Ground rent: £435 per annum  
Ground rent review: 1st January 2033

### Additional Information & Services

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

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT



PRICE  
REDUCED