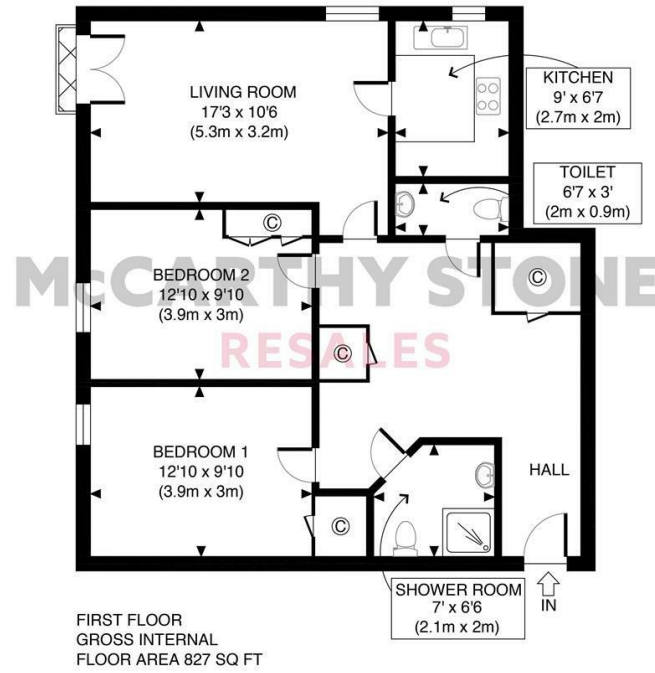


19 Rutherford House

Marple Lane, Gerrards Cross, SL9 9FU



APPROX. GROSS INTERNAL FLOOR AREA 827 SQ FT / 77 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 20/10/23
	photoplan

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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 £495,000 Leasehold

A stunning and beautifully presented two-bedroom retirement apartment for the over 70s benefitting from being enhanced by the present owner with bespoke fitted furniture. This spacious apartment has been thoughtfully designed providing a relaxing and carefree lifestyle all set within this exclusive Retirement Living Plus development.

This apartment has its own designated car parking space.

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

Call us on 0345 556 4104 to find out more.

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

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.



# 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, first floor apartment is presented in exceptionally good order and ready to move into. Comprising of a spacious double aspect living room with double patio doors opening to a delightful juliet balcony overlooking the gardens. A modern fitted kitchen, two large double bedrooms, 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

A stunningly beautiful, bright and thoughtfully designed living room benefitting from twin glazed patio doors with windows to side providing plenty of natural light and opens to a juliet balcony overlooking the gardens. This delightful room has been tastefully enhanced from having bespoke display cabinets fitted incorporating a space for a television. 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.

### Bedroom Two

A second double bedroom of excellent proportions benefitting from having bespoke fitted wardrobes and dressing table with drawers. 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.

### Cloakroom/WC

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.

## 2 bed | £495,000

### 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 per annum 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

Lease 999 years from 1st January 2018

Ground Rent: £510 per annum

Ground Rent Review Date: January 2033

### 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

