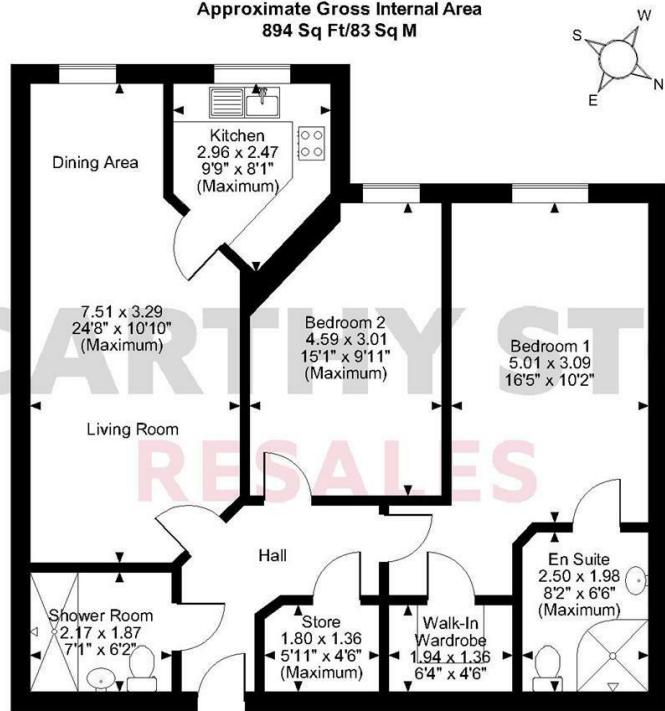
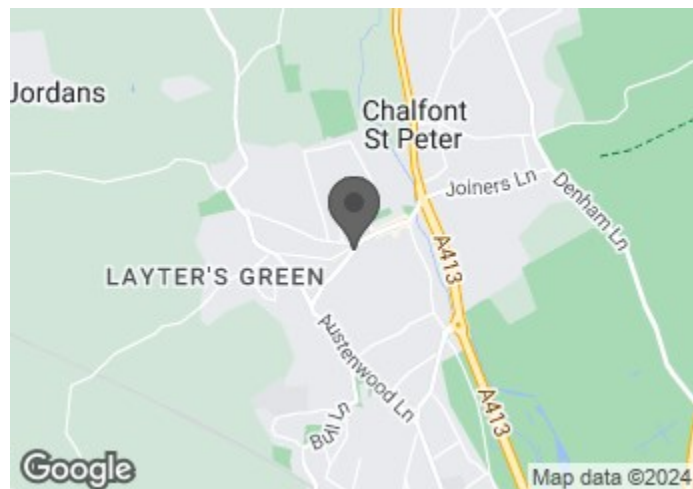


Rutherford House, Marple Lane Chalfont St. Peter, Gerrards Cross  
 Approximate Gross Internal Area  
 894 Sq Ft/83 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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**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>87</b>	<b>87</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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**McCARTHY STONE  
 RESALES**

**39 RUTHERFORD HOUSE  
 MARPLE LANE, GERRARDS CROSS, SL9 9FU**



A wonderfully presented two bedroom retirement apartment. Located on the top floor, the apartment has a SOUTH EAST aspect, allowing plenty of natural light into the apartment. A WALK-IN WARDROBE and EN SUITE complement a spacious master bedroom.

~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**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 Well-being Suite\* 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'.

## ENTRANCE HALLWAY

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 bedrooms, store room and shower room.

## LIVING ROOM

This spacious room has been professionally designed and decorated to a very high standard, and superbly maintained by the current owners. Large double glazed windows, allows plenty of natural light into the room, benefitting from the south east facing aspect. Two modern ceiling light fittings. Raised electrical sockets, 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 to the side. Integrated Neff appliances throughout including waist height electric oven and microwave above. Four ringed ceramic hob with extractor hood above. Stainless steel sink unit with drainer and mixer taps. Tiled floor.

## BEDROOM ONE

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

## 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 fitted curtain and grab rails. WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

## 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

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.

# 2 BED | £485,000

Service charge: £17,116.64 per annum (for financial year ending 31/03/2025).

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

## LEASEHOLD

999 years from 1st Jan 2018

## GROUND RENT

Ground rent: £510 per annum  
Ground rent review: 1st Jan 2033

## ADDITIONAL INFORMATION

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

## ADDITIONAL SERVICES

- \*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.
- \*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

