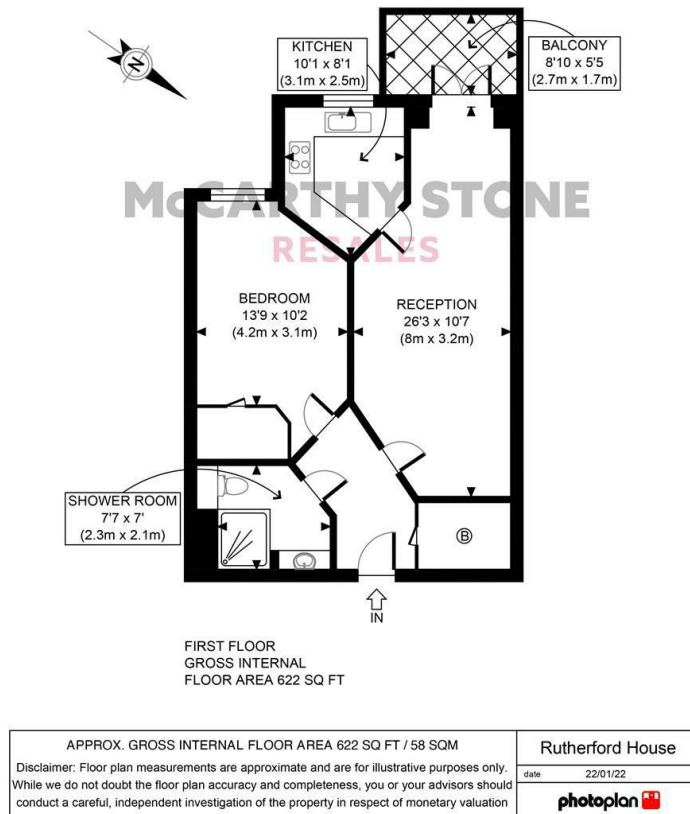
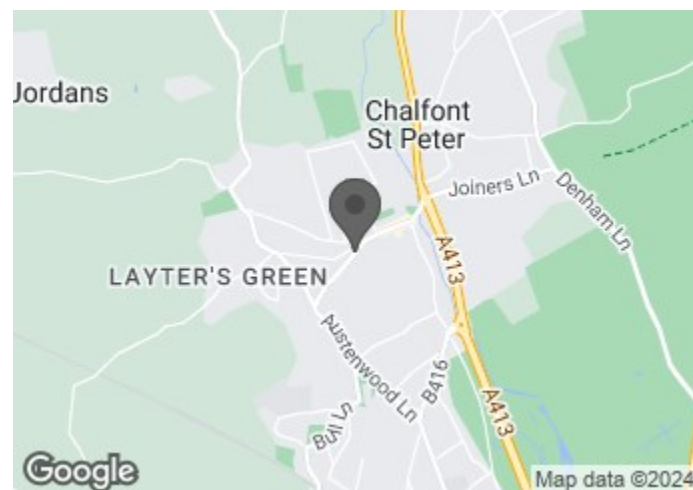


# McCARTHY STONE RESALES

## 25 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) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</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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This beautiful one bedroom first floor apartment within Rutherford House benefits from having direct access from the living room onto a spacious balcony with a south westerly aspect. This apartment has its own allocated car parking space.

**PRICE REDUCTION**

**OFFERS OVER £375,000 LEASEHOLD**

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

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# MARPLE LANE, CHALFONT ST. PETER,

# 1 BEDROOMS £375,000

## THE DEVELOPMENT

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.

## LOCATION

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 centre, 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 metres 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 pull cord 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 storage/airing cupboard.

## LIVING ROOM AND BALCONY

A beautifully bright and spacious living room, this delightful living room benefits from a glazed patio door with adjacent windows providing plenty of natural light and opens onto balcony with a south westerly 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.

## KITCHEN

Modern fully fitted kitchen with a range of white high gloss wall and base units with Earth Stone style work surfaces. Double window with a south westerly aspect. Integrated Neff appliances throughout including waist height electric oven and microwave above. Four ringed ceramic hob with splashback and stainless steel extractor hood above. Integrated fridge/freezer. Stainless steel sink unit with separate drainer and mixer tap. Integrated dishwasher. Tiled floor.

## BEDROOM

A large double bedroom with a walk-in wardrobe offering plenty of storage space. 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 above. Emergency response pull cord. Heated towel rail.

## 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: £11,464.92 per annum (for financial year end 31/03/2024).

## LEASEHOLD

Lease 999 years from January 2018

Ground rent: £435 per annum

Ground Rent review date: January 2033

## CAR PARKING

This apartment has its own allocated car parking space.

## ADDITIONAL INFORMATION & SERVICES

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

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

