



Connells

Rutherford House Marple Lane
Chalfont St. Peter Gerrards Cross



Property Description

Beautifully presented one bedroom first floor flat set within a retirement living development in Chalfont St. Peter.

The apartment itself boasts bright and spacious living room, fully fitted kitchen, good sized bedroom, and modern shower room. There is also a private balcony, intruder alarm and camera entry system.

Within the development are a number of communal facilities including Bistro, well-being suite and a salon, as well as having a lift that services each floor. Externally there are landscaped gardens and car parking,

Chalfont St. Peter is a village in the Chiltern district of Buckinghamshire, with a vibrant community, busy shopping area, lots of restaurants. Designated an Area of Outstanding Natural Beauty, the Chiltern Hills offers beautiful scenery and leisurely walking routes. A must-see beautiful area!

Entrance Hall

Living / Dining Room

Irregular Shaped Room 13' 1" x 24' 9"
(3.99m x 7.54m)

Kitchen

Irregular Shaped Room 7' 10" x 9' 2"
(2.39m x 2.79m)

Utility

6' 9" x 4' 6" (2.06m x 1.37m)

Bedroom

Irregular Shaped Room 5' 2" x 13' 5"
(1.57m x 4.09m)

Shower Room

Irregular Shaped Room 7' 9" x 6' 2"
(2.36m x 1.88m)

Balcony

9' 7" x 5' 2" (2.92m x 1.57m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/WYC311283](https://www.connells.co.uk/Property/WYC311283)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WYC311283 - 0015