



**Flat B, The Orchard, 2 Brayfield Close,
Little Chalfont, Buckinghamshire, HP8 4FB**

ROBSONS
RESIDENTIAL SALES

Flat B, The Orchard, 2 Brayfield Close, Little Chalfont, Buckinghamshire, HP8 4FB

A modern and beautifully presented ground floor apartment situated in an attractive, private no-through road off Burtons Lane, only 0.2 mile walk from local conveniences and restaurants; and 0.4 mile walk to both Chalfont & Latimer station and Dr Challoners Grammar School (girls). In summary: a secure communal front door with intercom access; well-maintained communal areas, large garden & bike store; allocated parking space; private entrance hall with storage cupboard; light and spacious triple aspect kitchen/sitting/dining room; double bedroom with fitted wardrobe; bath/shower room. Visitors parking available. Valid NHBC warranty until 5/12/28 Monthly payment - £151.16 (covers service charge, managing agents' estate charge, buildings insurance, management fee, reserve fund) Ground rent – £290 pa (reviewed every 25 years) Leasehold – 99 years from & including 22 March 2017EPR: B - Council Tax Band: C

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London for all work and socialising needs, approximately 0.4 miles from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls) all within 9 miles.



Viewing by appointment only
via

Robsons Estate Agents
Station Approach
Little Chalfont
Buckinghamshire
HP7 9PR

Tel: 01494 724999

email: property@robsonsbucks.com



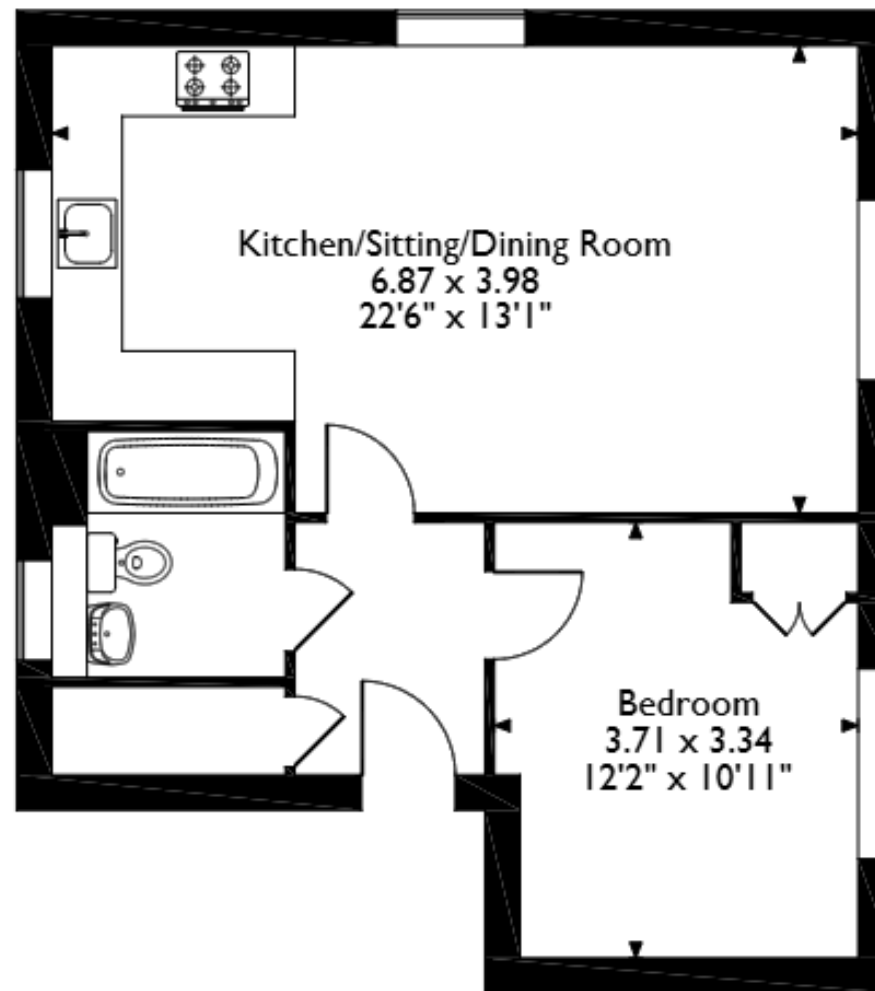
Directions: From our Little Chalfont office turn right onto the A404 proceeding through the shopping parade and turning left onto Burtons Lane. Take the first left turning onto Brayfield Lane. On entering the development keep to the right, continuing onto Brayfield Way and take the first turning on the left onto Brayfield Close. The Orchard is on the right.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

The Orchard, Flat B, 2, Brayfield Close, Chalfont St. Giles
Approximate Gross Internal Area
47 Sq M/506 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

