



arthur grace
RESIDENTIAL



Grange Road, Gerrards Cross, SL9 9FS
Guide Price £400,000



Floor Plan



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 733 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 733 SQ FT/ 68 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Accommodation

- 2 Bedroom 2 Bathroom Apartment
- Situated on the first floor, with 'Juliet' balcony looking onto communal gardens
- Popular development in the heart of Chalfont St Peter
- Allocated parking for 2 cars
- Easy access to the High St, amenities and the Common
- 733 sq ft
- Lease. 999 years from 2019
- Service charge £1672.37 p.a. (inc buildings insurance)
- Ground Rent £300 p.a
- EPC B



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