



WILSON HEAL

Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



**SNELLS WOOD COURT
LITTLE CHALFONT
BUCKINGHAMSHIRE
HP7 9QT**

Located within the highly regarded Snells Wood Court development, this substantial apartment presents an excellent opportunity for purchasers seeking to modernise and create a home to their own specification. Offered to the market with the benefit of **no upper chain**, the property occupies a desirable and private position overlooking the communal gardens to the rear and is within easy reach of Little Chalfont village centre and station.

Lease: 999 years from 1983, **Ground Rent:** Peppercorn, **Service Charge:** of £ 3,145.39 for year to Sept 26 **Council Tax Band:** G

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About Little Chalfont

Little Chalfont is one of Buckinghamshire's most desirable villages, offering an attractive combination of village charm, excellent schooling and superb commuter links. Situated between Amersham and Chalfont St Giles, the village is particularly popular with professionals, families and downsizers seeking a leafy setting within easy reach of London.

Transport Links

A major attraction of Little Chalfont is its excellent transport connectivity. The village is served by Little Chalfont Station, providing both Metropolitan Line Underground services and Chiltern Railways trains to London Marylebone. Road links are equally convenient, with access to the M25, M40 and A41 all within reasonable driving distance.

Village Amenities

- The village centre offers a wide range of everyday amenities including:
- Independent shops and boutiques
- Supermarkets and convenience stores
- Cafés, restaurants and public houses
- Medical and dental practices
- Library and community facilities

Residents enjoy a strong sense of community, with numerous local clubs, societies and events throughout the year.

Leisure & Recreation

The village is surrounded by beautiful Chiltern countryside, designated as a National Landscape (formerly an Area of Outstanding Natural Beauty). Residents enjoy:

- Extensive walking and cycling routes
- Nearby golf courses
- Tennis and cricket clubs
- The Chalfonts Community Centre
- Easy access to country parks and woodland

Directions

From our Little Chalfont office turn left onto the A404. At the mini roundabout turn left into Cokes Lane and Snells Wood Court is the second turning on the right. The property is in the second block on the left-hand side.

Accommodation

- Spacious Entrance Hall with Built-in Storage Cupboards
- Sitting Room with Covered Open Balcony
- Kitchen/Breakfast Room with Fitted Appliances



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- Principal Bedroom with Fitted Wardrobes and En-Suite Bathroom
- Second Double Bedroom with Built-in Wardrobes
- Shower Room
- Double Glazed Windows
- Gas Radiator Heating
- Garage in Nearby Block
- Established Communal Gardens
- No Upper Chain

The Property

Entering the building via a **secure entry phone system**, residents have access to a further door leading to the rear communal gardens and garage blocks. Situated on the first floor, the apartment offers a **spacious entrance hall** with built-in storage cupboards. The generous **kitchen/breakfast room** is fitted with a range of base and eye-level units complemented by roll-top work surfaces and a pull-out breakfast table. **Integrated appliances include** a four-ring gas hob with extractor hood, double oven, microwave, and fridge/freezer. Additional appliance space is available with plumbing for both a washing machine and dishwasher. A separate cupboard houses the recently installed Vaillant gas boiler. The **sitting room** enjoys direct access to a covered balcony overlooking the beautifully landscaped communal gardens, providing a peaceful setting for relaxation.

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There is also a separate **dining room**. The **principal bedroom** features fitted wardrobes and an **en-suite bathroom**, while the **second double bedroom** also benefits from built-in wardrobes and is served by a separate shower room.

Further benefits include double-glazed windows, gas-fired central heating, well-maintained communal grounds extending to approximately 3.75 acres, and a single garage located in a nearby block. Visitor parking is also available.



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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

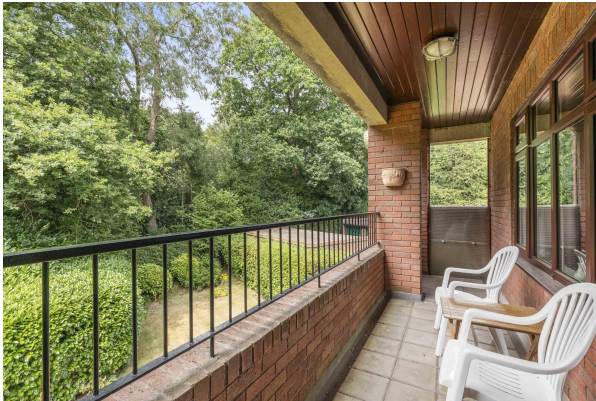
MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
65-68	D		
55-64	E		
41-54	F		
1-20	G		



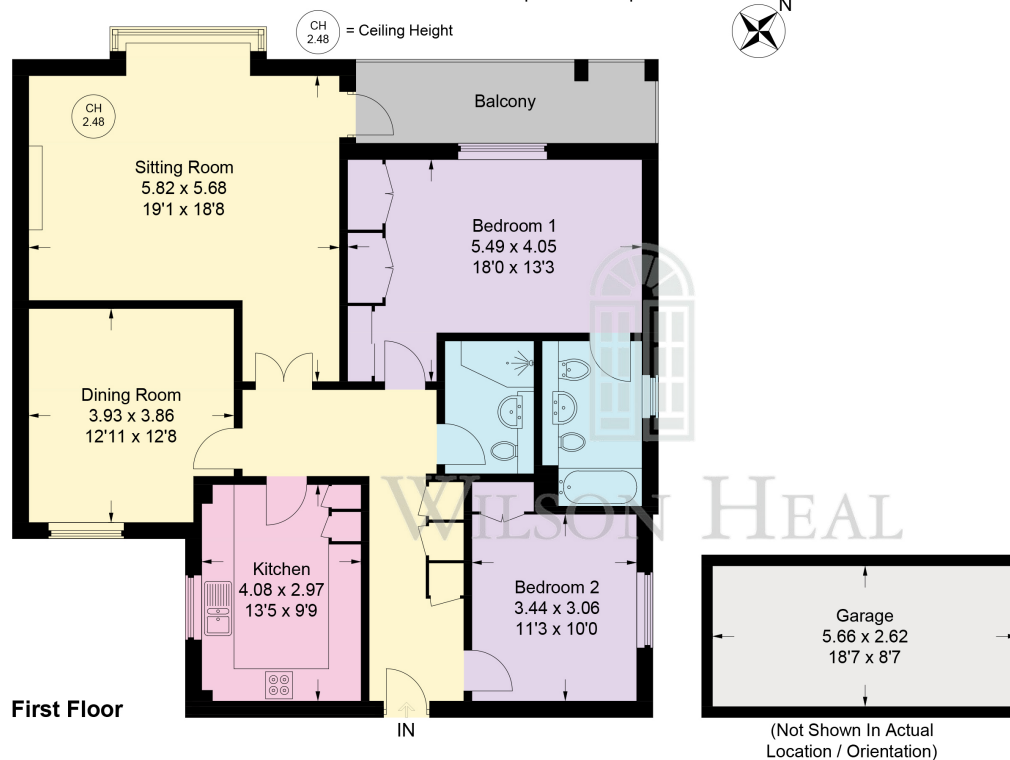
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Snells Wood Court

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 126.4 sq m / 1360 sq ft



Floor Plan produced for Wilson Heal by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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