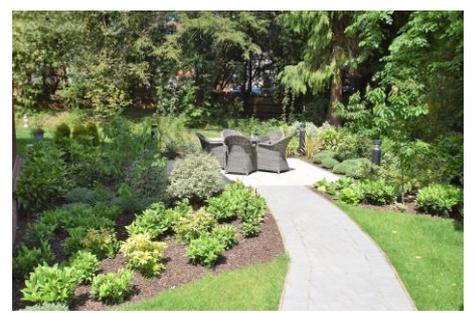


The **Frost** Partnership

Chalfont St Peter Sales: **T:** 01753 886565 **E:** chalfontstpeter@frostweb.co.uk

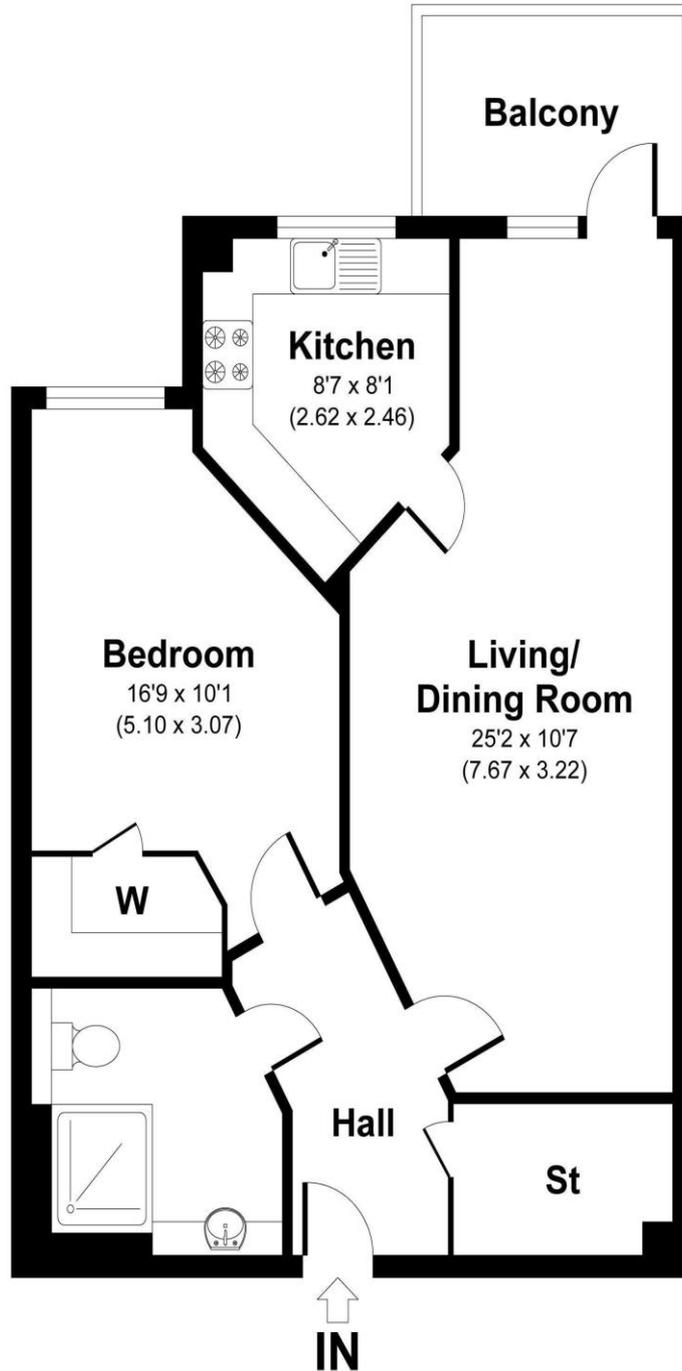
25 Rutherford House, Marple Lane, Chalfont St. Peter, Buckinghamshire, SL9 9FU

Price: £430,000 (Leasehold)



- **Luxury retirement development**
- **Private balcony**
- **Double bedroom**

- **Bistro, Laundry & Wellbeing suite on site**
- **One dedicated parking space**
- **In the heart of Chalfont St. Peter village**



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Marple Lane Chalfont St Peter, SL9 9FU

APPROXIMATE GROSS INTERNAL AREA 600 SQ FT / 55.73 SQ M

FROSTCSP: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2021.

This beautifully presented one bedroom first floor retirement apartment is located in a quiet location but within walking distance of the shops and restaurants Chalfont St. Peter has to offer. The property offers a generously proportioned living room with access to its own private balcony, a well equipped modern kitchen, double bedroom and shower room. The property also benefits from having its own dedicated parking space.

Front door leads into:

Entrance Hall

Walk-in storage cupboard with plumbing for automatic washing machine.

Living Room

Double doors opening out onto the balcony.

Balcony

A south facing balcony with space to sit and enjoy the fresh air and sunshine.

Kitchen

Fitted with a range of wall and base ivory gloss units with worktops over, integrated fridge, freezer, microwave, hob unit, dishwasher, mid height oven and stainless steel sink unit. Under pelmet lighting and a double glazed window to front.

Bedroom

Walk-in fitted wardrobe with hanging space and shelving, and a double glazed window to front.

Shower Room

A wet room shower with level access shower, slip resistant vinyl flooring, fitted mirror fronted medicine cabinet, electric shaver point, heated towel rail and an extractor ventilation.

Parking

The property benefits from one dedicated parking space.

Lease

999 years from 1st January 2018.

Service Charge

1 bed: £167.21 per week

Landlord Ground Rent

1 bed: £8.34 per week

AGENT'S NOTE

Energy Efficiency Rating (EPC) - band B
Council Tax Band - D

VIEWING

**Via The Frost Partnership, High Street, Chalfont St Peter, Buckinghamshire
Telephone: 01753 886565 Email: chalfontstpeter@frostweb.co.uk**

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.