

The **Frost** Partnership

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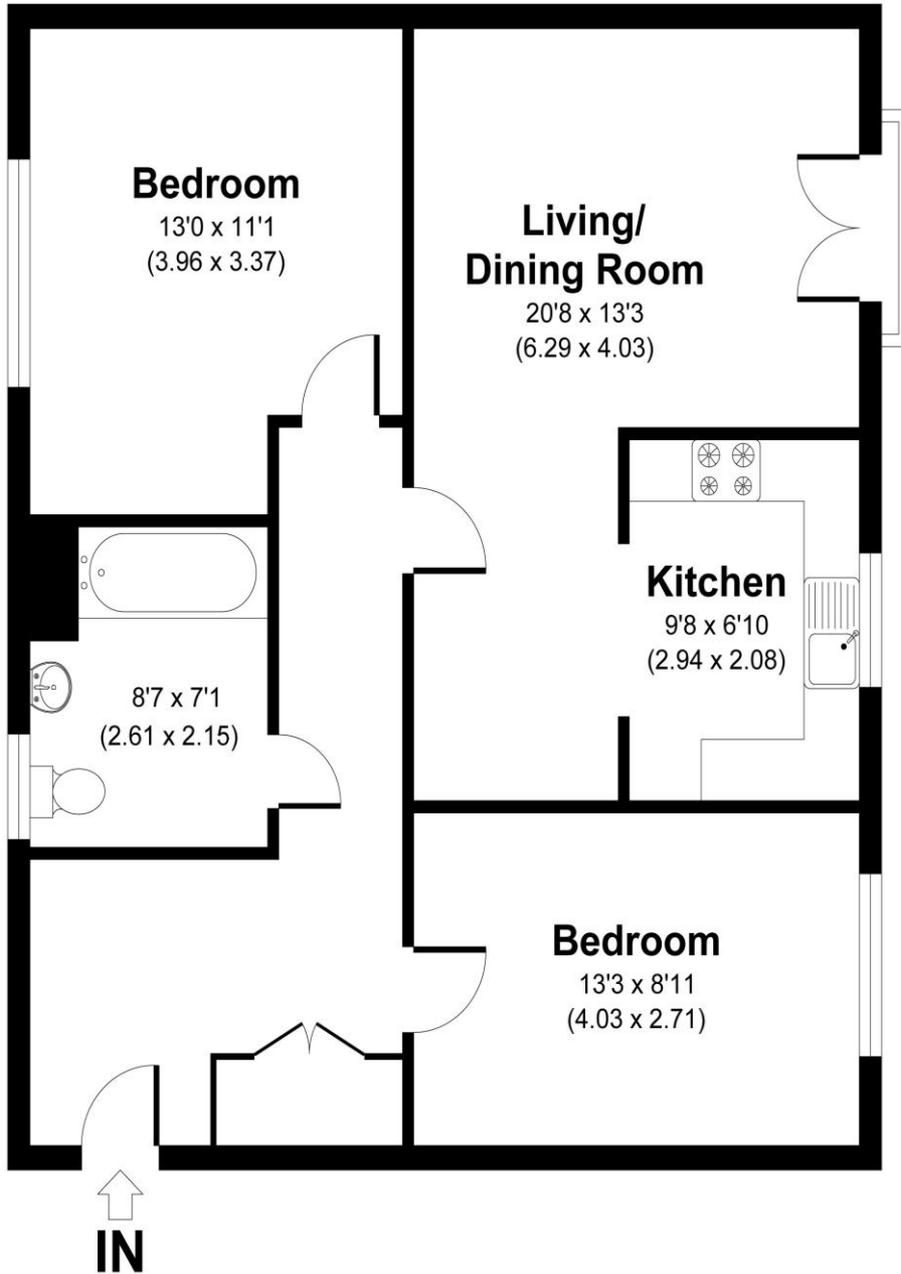
Flat 3, Bullen Court, Grange Road, Gerrards Cross, Buckinghamshire, SL9 9FN

Asking Price: £350,000 (Leasehold)



- Two double bedrooms
- Convenient location
- Communal gardens

- Allocated parking space
- Visitor space
- 50% Shared equity option



First Floor

Bullen Court, SL9

APPROXIMATE GROSS INTERNAL AREA 735 SQ FT / 68.25 SQ M

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A beautiful two bedroom apartment set just off Gold Hill Common offering easy access to both Gerrards Cross and Chalfont St. Peter village centres. The property has well proportioned accommodation with a generous living area, a well fitted kitchen with space for integrated appliances, two double bedrooms and a bathroom. The property also benefits from a security entry phone system and its own reserved parking space with a visitor parking space in addition. The living/dining room has a Juliet balcony which offers pleasant views.

Entrance Hall Storage and coats cupboard and radiator.

Living Room/Dining Room 20'8" x 13'3" (6.3m x 4.04m). Juliet balcony. Double glazed window and radiator.

Kitchen 9'8" x 6'10" (2.95m x 2.08m). Fitted with a range of wall and base units with worktops over, integrated gas hob unit with extractor hood over, cupboard housing Ideal Logic combination gas boiler, space and plumbing for automatic washing machine, space for fridge/freezer, double glazed window and radiator.

Bedroom One 13' x 11'1" (3.96m x 3.38m). A fitted double wardrobe, double glazed window and radiator.

Bedroom Two 13'3" x 8'11" (4.04m x 2.72m). Double glazed window and radiator.

Bathroom 8'7" x 7'1" (2.62m x 2.16m). Fitted with a panelled bath with shower unit over, wash basin with mixer taps, low flush WC and heated towel rail/radiator.

OUTSIDE Communal gardens. Secure bicycle storage.

LEASE & OUTGOINGS Lease - 99 years from 23rd October 2018

Insurance Charge - £7.76/month

Management Fee - £23.33/month

Planned Maintenance - £15/month

Service Charge - £77.88/month

AGENT'S NOTE Agent's Note

Energy Efficiency Rating 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.