



Ranulf Court

GRANGE ROAD, CHALFONT ST PETER, SL9 9FS



£410,000

A ground floor apartment located within this sought after development in the heart of the village only a minutes walk for all its amenities and only a short distance from Gerrards Cross village and train station. This bright and airy property comes with a spacious and well laid out accommodation with double doors from the living room leading directly into a communal space. Upon entering the apartment, you are instantly greeted with a sense of space. The accommodation comprises of an entrance hall with two large storage cupboards. There is a good size open plan living room/ diner with kitchen off. The master bedroom has an en suite shower room and there is a further double bedroom and bathroom. The grounds around the development are well-maintained and is the ideal space to sit back and relax. There are two allocated car parking spaces, one covered by a car port.

ENTRANCE HALL

"L" shaped with two large storage cupboards. Amtico flooring. Wall mounted intercom. Wall mounted thermostat control. Radiator.

LIVING ROOM/ DINER/ KITCHEN

21' 4" x 13' 3" (6.49m x 4.03m) Open plan living with double casement doors with double glass insets with built in window blinds leading to communal gardens. Amtico flooring. Two double glazed windows. T.V & B.T points. Two radiators. The kitchen is well fitted with high gloss white wall and base units. Wooden effect work surfaces with splash backs. Double glazed window over looking front aspect. Fitted oven. Four ring electric hob with brushed steel splash back behind and extractor hood over. Built in fridge/ freezer. Built in washer/ dryer. Built in dishwasher. Hidden lighting. Cupboard housing gas central heating boiler unit. Downlighters.

BEDROOM 1

11' 1" x 10' 9" (3.39m x 3.27m) Fitted wardrobes with mirrored fronts. Amtico flooring. Radiator. Double glazed window over looking rear aspect. Door to:

EN SUITE SHOWER ROOM

Suite incorporate large walk in shower unit, w.c and wash hand basin with mixer tap. Fitted wardrobes with mirrored fronts. Amtico flooring. Radiator. Double glazed window over looking rear aspect. Door to: Fitted cupboard with mirrored front. Shavers point. Extractor fan. Down lighters. Chrome heated towel rail. Opaque double glazed window over looking rear aspect.

BEDROOM 2

13' 3" x 8' 9" (4.04m x 2.66m) Fitted wardrobe with mirrored front. Amtico flooring. Radiator. Double glazed window over looking front aspect. Door to:

BATHROOM

White suite incorporating bath with mixer tap, w.c and wash hand basin with mixer tap. Mosaic tiling. Chrome heated towel rail. Down lighters. Extractor fan. Opaque Double glazed window over looking rear aspect.

COMMUNAL GROUNDS

ALLOCATED PARKING

For two cars. One space covered by a car port.

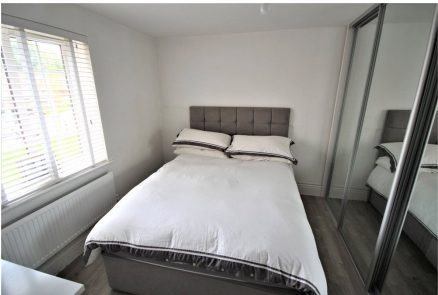
LEASE & SERVICE CHARGE

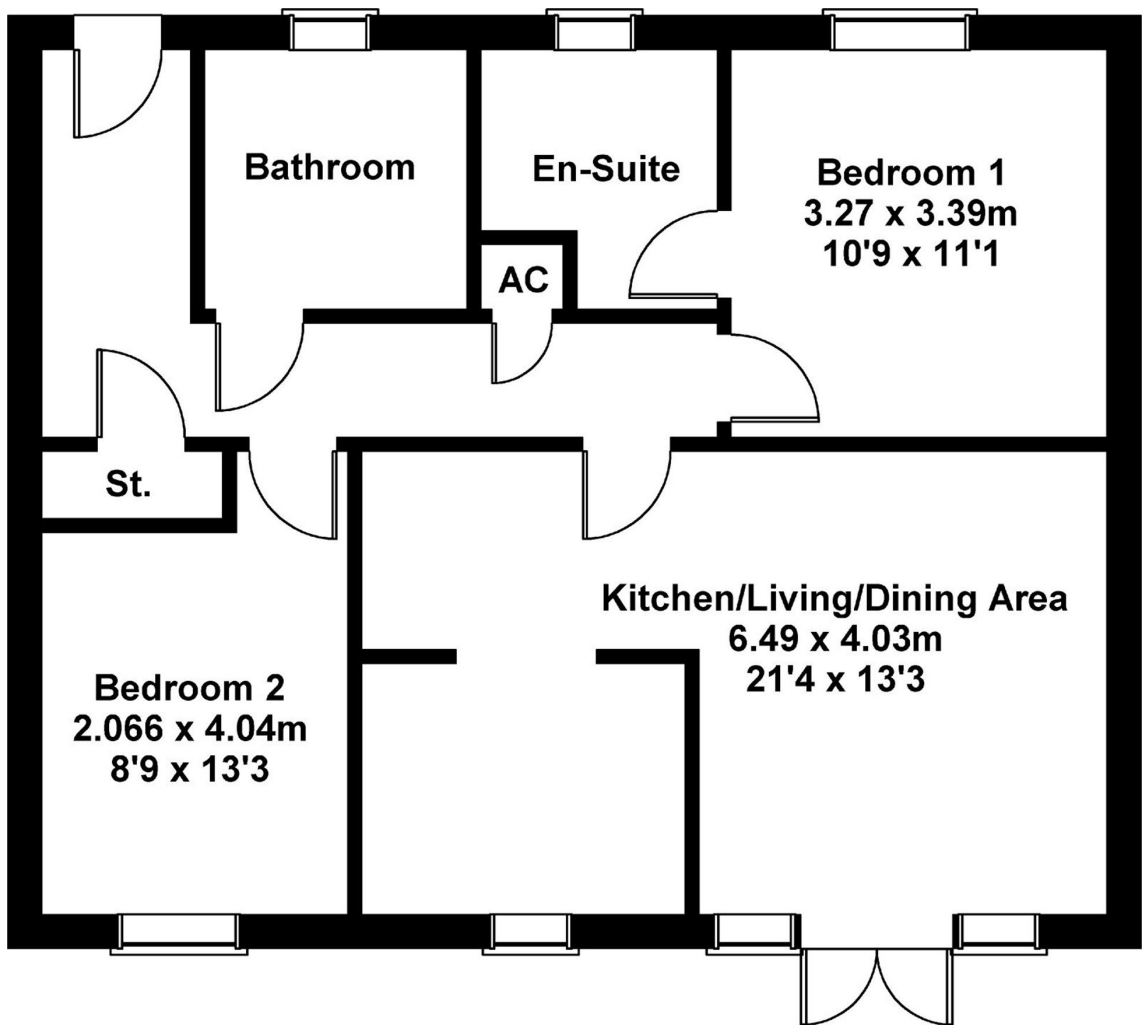
Ground Rent £300 per year

Service Charge TBC

Lease 97 years unexpired

Draft details awaiting vendors approval.





Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	85	85
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com

For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 880333