



## Rutherford House

MARPLE LANE, CHALFONT ST PETER, SL9 9FU



**£470,000**

Rodgers Estate Agents are delighted to bring to market Number 7 Rutherford House. This ground floor retirement apartment for the over 70's, which has an allocated parking space, was built by McCarthy & Stone and is within a few minutes walk of the village centre with all its amenities. The property comprises of a cloakroom, living/dining room, fully fitted high gloss kitchen, double bedroom with a walk in wardrobe and a wet room. Features include zone control underfloor heating throughout, oak veneered doors, double glazing, own patio, communal landscaped gardens with patios, exclusive residents communal lounge CQC qualified staff on site 24/7, 365 days a year to offer support, bistro serving meals daily for residents and their guests, on-site modern wellbeing suite, camera entry system and 24/7 call system.

### **ENTRANCE HALL**

Entered via solid oak front door. Large walk in storage cupboard (2.08m x 1.34m) with tiled flooring housing the central heating and Vent Axia system and gas and electric meters. This is also fitted for a washing/ dryer machine.

### **LOUNGE/ DINING ROOM**

24' 10" x 10' 7" max (7.57m x 3.22m) Down lighter. Casement door with double glazed glass inset leading onto a private patio which is located to the rear. Double glazed window over looking rear aspect.

### **KITCHEN**

9' 10" max x 8' 1" (2.99m x 2.47m) Fitted with a range of high gloss wall and base units. Work surfaces. Built in Neff double oven, Neff electric four ring hob with glass splashback and extractor hood over. Stainless steel sink unit with mixer tap and drainer. Fitted slimline dishwasher. Fitted fridge/freezer. Skirting lighting. Tiled floor. Down lighters. Double glazed window over looking rear aspect.

### **BEDROOM**

16' 5" max x 10' 3" max (5.00m x 3.12m) Walk-in wardrobe with fitted drawers and hanging space. Double glazed window over looking rear aspect.

### **WET ROOM**

Majority tiled with large walk in shower, w.c and wash hand basin set into vanity unit with cupboards under. Heated chrome towel rail. Down lighters.

### **PATIO**

Paved. Outside light.

### **COMMUNAL GARDENS**

Ccommunal landscaped gardens with patios,

### **PARKING**

Own allocated parking space.

### **OUTGOINGS**

Lease: 999 years from new

Service Charge - 175 per week

Draft details awaiting vendors approval.

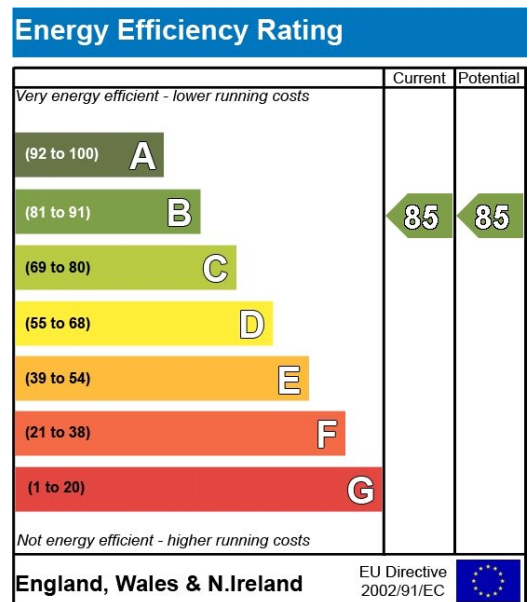




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30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

[csp@rodgersstates.com](mailto:csp@rodgersstates.com)

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

[harefield@rodgersstates.com](mailto:harefield@rodgersstates.com)