



Highfield Court

32 CROSS LANES, CHALFONT ST PETER, SL9 0NE



£1,150.00 Per month

Within a few minutes walk of a local shop and only a short distance from the village with all its amenities, a spacious, two double bedroom, first floor maisonette. The maisonette has been recently decorated and modernised and includes a new central heating system, double glazing and a newly fitted bathroom. An internal inspection is highly recommended. The accommodation comprises a large living room, fully fitted kitchen, two double bedrooms and bathroom. Outside, the property comes with a single garage and outdoor storage space.

ENTRANCE LOBBY

Front door with opaque glass inset. Stairs leading to first floor and landing.

LANDING

Loft access. Large walk in storage cupboard.

LOUNGE

17'0 (5.18m) x 12'5 (3.78m)
Downlighters. Dimmer switch. Coved ceiling. Radiator. Double Glazed window overlooking front aspect. Archway leading to:

KITCHEN

10'8 (3.25m) x 9'5 (2.87m) Well fitted with a range of wall and base units. Granite effect work surfaces with tiling over. Integrated electric oven. Inset four ring electric hob with cooker hood over. One and a half bowl sink unit with mixer tap and drainer. Fridge/freezer. Dishwasher. Washing machine. Double glazed window overlooking rear aspect.

BEDROOM 1

10'9 (3.28m) x 10'6 (3.2m) Built in wardrobe. Downlighters. Dimmer switch. Coved ceiling. Radiator. Double glazed window overlooking rear aspect

BEDROOM 2

11'2 (3.4m) x 10'11 (3.33m) Built in wardrobe. Downlighters. Dimmer switch. Coved ceiling. Radiator. Double glazed window overlooking front aspect

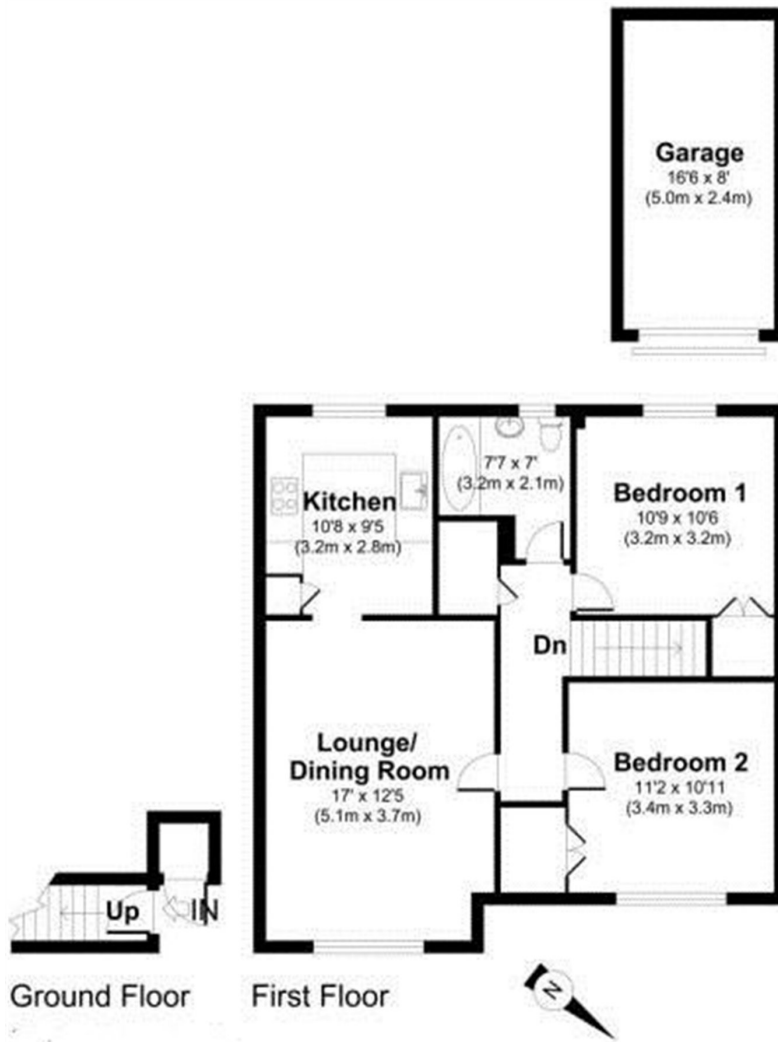
BATHROOM

Partly tiled with a newly fitted white suite comprising of low level WC, pedestal basin and a metal bath with mixer taps and wall mounted shower attachment. Tiled floor. Chrome towel rail. Downlighters. Expel air. Double glazed window overlooking rear aspect.

GENERAL

Outside there is a single garage in a block with an up and over metal door which is approached via a communal concrete driveway and there is an exterior storage cupboard adjacent to the front door of the property.





Flat 3 Highfield Court, SL9 0NE
 APPROX. GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M. INC. GARAGE
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	75	77
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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