



St Peters Court

HIGH STREET, CHALFONT ST PETER, SL9 9QH



£274,000

Situated in the heart of the village ideally situated for all local amenities, a nicely presented first floor purpose built apartment with the advantage of a south westerly facing balcony. This property would be the ideal choice for any first time buyer due to its excellent location and an internal inspection is highly recommended. Further features include gas central heating, double glazing, an allocated parking space accessed via a coded security barrier and a long lease. The accommodation comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. The entrance to the block of flats is through a coded security door.

ENTRANCE HALL

Front door with opaque double glazed glass insets. Two storage cupboards. Radiator.

LIVING/ DINING ROOM

16' 4" x 11' 9" (4.97m x 3.58m)
Coved ceiling. Casement door with opaque double glazed glass insets leading to balcony. Two radiators. Double glazed windows.

KITCHEN

9' 8" x 6' 11" (2.94m x 2.12m)
Well fitted with a range of wall and base units with granite effect work surfaces with tiling over. Stainless steel single drainer sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and electric oven below. Space for fridge/freezer and plumbed for washing machine. Larder storage cupboard. Wall mounted central heating boiler. Radiator. Double glazed window.

BEDROOM 1

11' 8" x 11' 8" (3.56m x 3.55m)
Full wall length fitted wardrobes. Coved ceiling. Radiator. Double glazed window.

BEDROOM 2

10' 5" x 8' 10" (3.17m x 2.68m)
Radiator. Double glazed window.

BATHROOM

Fully tiled with a white suite comprising bath with wall mounted shower unit, wash hand basin with mixer taps and W.C. Expel air. Radiator.

BALCONY

South westerly facing with wrought iron railing

PARKING

There is an allocated parking space included with the apartment.

LEASE & SERVICE CHARGE

Lease 157 years

Service charges £1601 per annum.

Draft details awaiting vendors approval.



69 SDt Peters Court
Approximate Gross Internal Area
59.8 sq m / 644 sq ft



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		70
(55 to 68) D		
(39 to 54) E	51	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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.

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