



Grange Road  
CHALFONT ST PETER, SL9 9FS





## £1,400.00 Per month

A stunning ground floor apartment located within a minutes walk of the village centre with all its amenities and within easy reach of Gerrards Cross village and train station. In lovely condition throughout, the well laid out accommodation has the added advantage of double casement doors leading from the living room directly onto a communal space. The accommodation comprises a spacious entrance hall with two large storage cupboards, an open plan "L" shaped living room/ diner with fully fitted kitchen off, a master bedroom with fitted wardrobes with an en suite shower room and a further double bedroom with fitted wardrobes and bathroom. Further features include gas central heating and double glazing, communal grounds and two allocated car parking spaces, one covered by a car port. Available now. Part furnished or unfurnished.

### ENTRANCE HALL

"L" shaped. Wall mounted central heating thermostat control. Burglar alarm console. Wall mounted entry phone intercom. Storage cupboard with slatted shelving. Walk in cupboard housing wall mounted central heating boiler unit, fuse box and free standing dryer. Radiator.

### LOUNGE/DINER

20' 8" max x 13' max (6.30m x 3.96m) "L" shaped. Double casement doors with leaded light double glazed glass insets leading to communal grounds. Two leaded light double glazed windows overlooking front aspect. Two radiators. Archway to:

### KITCHEN

9' 9" x 6' 11" (2.96m x 2.11m) Well fitted with wall and base units. Granite effect worktops with splash backs. One and a half bowl sink unit with mixer tap and drainer. Built in oven. Fitted four ring gas hob with brushed steel splash back and extractor hood over. Fitted dishwasher. Fitted washing machine. Fitted fridge/freezer. Down lighters.

### BEDROOM 1

11' 1" x 10' 6" (3.37m x 3.20m) Fitted floor to ceiling double wardrobe with mirrored fronts. Radiator. Leaded light double glazed window overlooking front aspect. Door to:

### EN SUITE SHOWER ROOM

Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap and walk in shower. Fitted mirrored medicine cupboard. Shavers point. Downlighters. Expel air. Chrome heated towel rail.

### BEDROOM 2

13' x 8' 11" (3.97m x 2.71m) Fitted floor to ceiling double wardrobe with mirrored front. Radiator. Leaded light double glazed window overlooking rear aspect.



**BATHROOM**

7' 1" x 6' 9" (2.17m x 2.06m) Fully tiled with a white suite incorporating WC, wash hand basin with mixer tap and bath. Chrome heated towel rail. Down lighters. Expel air. Opaque leaded light double glazed window overlooking rear aspect.

**COMMUNAL GARDEN**

**PARKING**

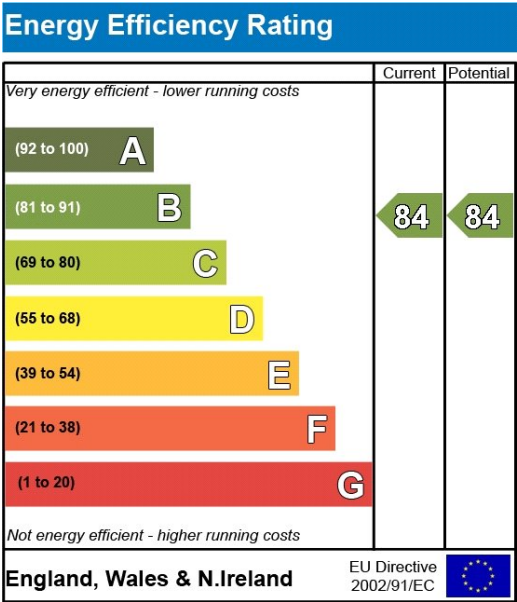
Two allocated parking spaces, one that is covered by a carport.



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30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

csp@rodgersstates.com

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

harefield@rodgersstates.com