



Merchants Court

LAYTERS GREEN LANE, CHALFONT ST PETER, SL9
9JB



£475,000

A third floor penthouse apartment, approaching 1,100 square feet in size, in a modern block situated within easy walking distance of the village with all its amenities and only a short distance from Gerrard's Cross village and train station. The apartment is in beautiful order throughout and an internal viewing is highly recommended to appreciate the quality and space being offered. The accommodation comprises an entrance hall, sitting room, kitchen, two double bedrooms, master with en suite bathroom and a further shower room. Features include reverse cycle air conditioning providing cooling in the summer and heating in the winter, double glazing, communal gardens, two allocated parking spaces behind secure gating and a share of the freehold.

ENTRANCE HALL

Cupboard housing electric fuse board. Wall mounted video entry system/ intercom console. Fully integrated alarm system

SITTING ROOM

20' 2" x 17' 2" (6.15m x 5.23m) Double aspect room with double glazed leaded light sash window overlooking rear aspect and velux window overlooking side aspect. Feature skylight. Downlighters. Under eaves storage space.

KITCHEN

9' 3" x 8' 2" (2.83m x 2.50m) Well fitted with modern wall and base units. Black granite worksurfaces with tiling over. Stainless steel sink unit with mixer tap. Fitted Bosch four ring gas hob with expel air over. Fitted Bosch oven. Integrated fridge/ freezer. Integrated dish washer. Integrated washer/ dryer. Tiled floor. Wall mounted gas central heating boiler. Coved ceiling. Plumbed for washer/ dryer. Velux window overlooking side aspect.

BEDROOM 1

18' 2" x 14' 4" (5.54m x 4.38m) Fitted double wardrobe. Under eaves storage spaces. Feature skylight. Downlighters. Velux window overlooking side aspect. Door to:

EN SUITE BATHROOM

Majority tiled with a white suite incorporating corner bath, WC, bidet and wash hand basin with mixer tap. Shavers point. Chrome heated towel rail. Downlighters. Velux window overlooking rear aspect.

BEDROOM 2

20' 6" x 15' (6.25m x 4.58m) Fitted double wardrobe. Under eaves storage space. Feature skylight. Velux window overlooking rear aspect.

SHOWER ROOM

Partly tiled with a suite incorporating a fully tiled walk in double shower unit, WC and modern stone wash hand basin with mixer tap set into shelf unit with cupboard under. Downlighters. Expel air. Shavers point. Velux window. Tiled floor. Heated chrome towel rail.

COMMUNAL GARDENS

Lawn areas with brick wall and hedge boundaries. Flower bed borders. Lighting.

PARKING

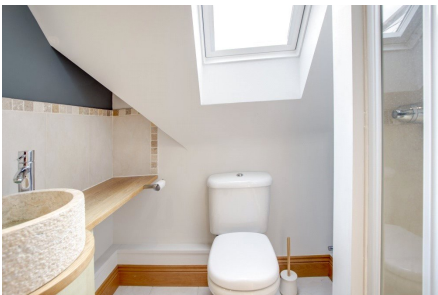
Allocated parking for two cars

SERVICE CHARGE & LEASE DETAILS

The annual service charge currently is £1,403.89 - from January to December.

The remaining term on the lease is well over 900 years.

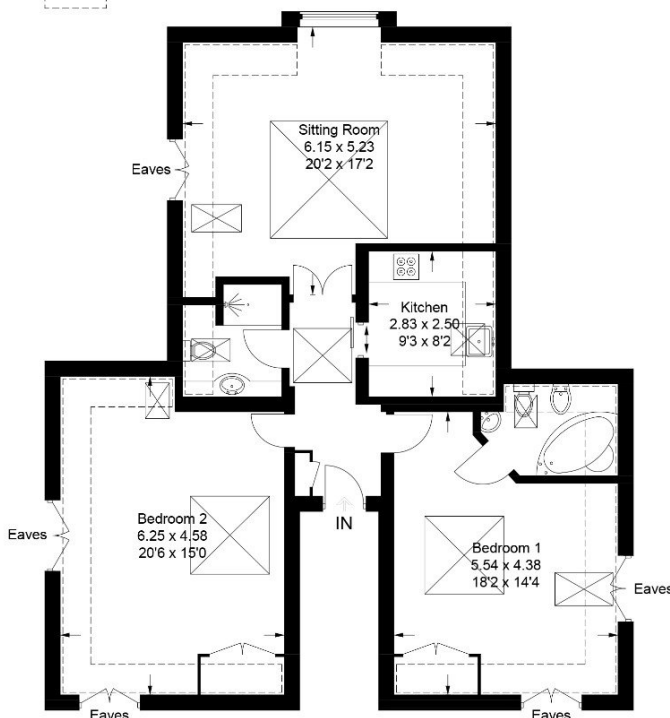
Draft details awaiting vendor's approval.



Approximate Gross Internal Area
101.5 sq m / 1,092 sq ft



 = Reduced headroom below 1.5m / 5'0



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	65	65
(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

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