



## Tunmers House

NARCOT LANE, CHALFONT ST PETER, SL9 8TL



**£325,000**

A truly wonderful first floor apartment situated on the outskirts of the village. Set in this small exclusive development of only six apartments, this apartment boasts many special features that includes high ceilings, attractive cornicing, high skirtings, stripped wood doors, an open fireplace and large windows that combine old world charm with modern day living. Internally, the hall leads through to a good size bright living room that is ideal for entertaining, separate fitted kitchen, a generous double bedroom and bathroom completing the picture. This stylish property is further enhanced by communal gardens and parking. Ideally located the apartment is only a stone's throw from the leisure centre and is within easy reach of the village with all its amenities, and only a short distance from Gerrards Cross village and train station. An internal viewing is highly recommended.

**COMMUNAL ENTRANCE HALL**

Communal entrance door with intercom. Stairs to first floor landing. Original leaded windows. Front door to apartment.

**ENTRANCE HALL**

Coved ceiling. Two wall light points. Wall mounted telephone intercom.

**LIVING ROOM**

15' 4" x 13' 1" (4.67m x 3.99m)  
 Feature open fireplace with marble surround and slate hearth. Ornate coved ceiling and ceiling rose. Wall light point. T.V point. Chrome dimmer switches. Large floor to ceiling storage cupboard with double doors. Radiator. Leaded bay window and further leaded window overlooking rear aspect. Archway to:

**KITCHEN**

7' 5" x 5' 7" (2.26m x 1.70m)  
 Extremely well fitted with a range of cream base and wall mounted cupboards with granite work surfaces, plinth and backplate. Ceramic four ring electric hob with extractor fan above and integrated slimline dishwasher below. Integrated fridge. Fitted microwave oven. Integrated Bosch washer/dryer. Fitted Bosch oven and grill. White sink with chrome mixer tap and drainer. Leaded light window overlooking rear aspect.

## BEDROOM

13' 3" x 11' 4" (4.04m x 3.45m)  
Coved ceiling and central ceiling rose. TV point. Walk-in wardrobe. Chrome dimmer switch. Radiator. Leaded light window overlooking rear aspect.

## COMMUNAL GROUNDS

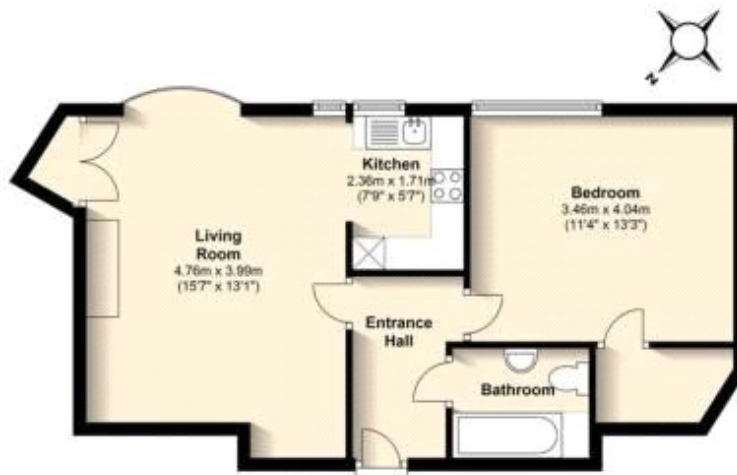
There is a well tended communal garden which provides a tranquil and attractive setting, with the added bonus of non allocated resident and visitors parking areas and shared residents external storage.

## BATHROOM

White suite comprising panel enclosed bath with Deluge shower, glass shower screen and inset chrome mixer taps, concealed cistern WC with slow close lid and marbled shelf and large mirrored cupboard above, white hand basin with chrome mixer taps and under unit cupboard. Ceramic wall and floor tiles. Extractor fan. Downlighters. Heated chrome towel rail.




Approx. Gross Internal Area 51 sq. Metres (550 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		<b>61</b>
(39 to 54) <b>E</b>	<b>46</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC 

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