



2 bed apartment to buy in SL9

Marple Lane, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 9FU

£225,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Private parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Two bedroom first floor apartment
- ✓ Residents Club Lounge
- ✓ Lift access
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A spacious and well-presented two double bedroom retirement apartment situated on the first floor, boasting a walk-out balcony accessed directly from the Living Room, offering views over landscaped gardens.

Rutherford House is part of McCarthy and Stone's Retirement Living plus range for the over 70's.

The superb communal facilities include a Club Lounge where social events take place, lovely landscaped gardens, a well-being suite, a bistro-style restaurant (which serves freshly prepared food daily) and a Hotel-style Guest Suite for visiting family and friends.

A dedicated Estate Manager handles the day to day running of the development and there is 24 hour staffing, as well as a 24 hour emergency response system in place for peace-of-mind.

In addition, one hour of domestic assistance is included in the service charge, and flexible support packages are available separately that can be tailored to suit your needs.

Rutherford House has everything you need to relax and enjoy your retirement.

Lease Information

We understand that the property is held on a lease with 992 years remaining with a ground rent of £510 per annum and a service charge of £18,062 per annum.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 992

Annual Ground Rent Amount: £510.00

Annual Service Charge Amount: £18,062.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Private

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

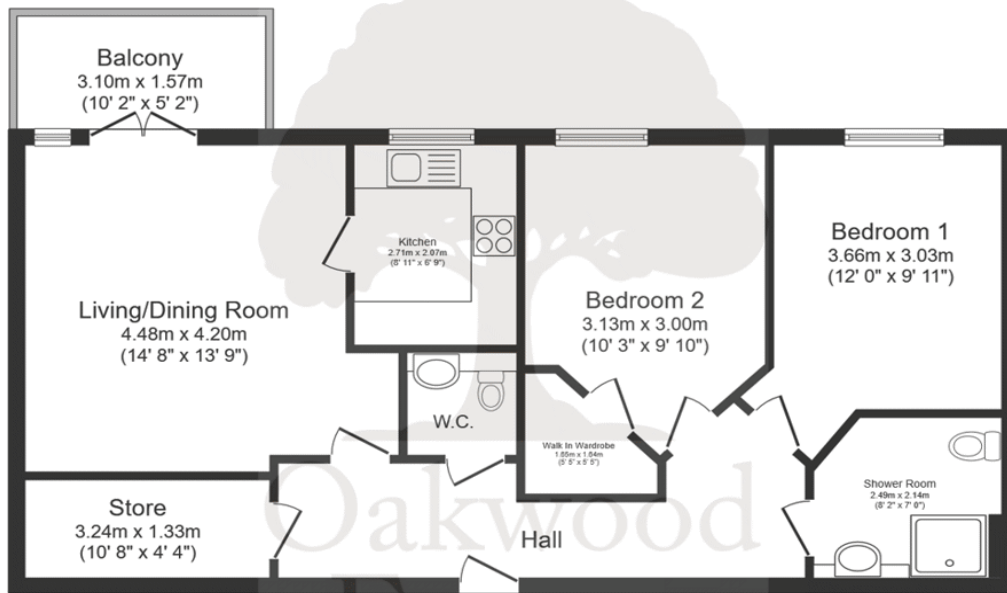
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Floor Plan

Total floor area: 77 sq.m. (829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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