

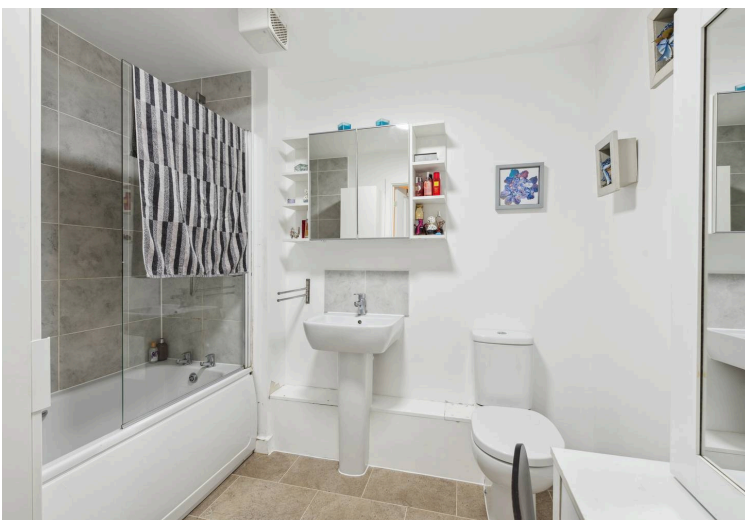
## Grange Road, Chalfont St. Peter, Gerrards Cross, SL9

£365,000 Leasehold

CHAIN FREE • SPACIOUS LOUNGE • MODERN FITTED KITCHEN/DINING AREA • EN-SUITE SHOWER ROOM TO BEDROOM ONE • MODERN BATHROOM • WELL-MAINTAINED COMMUNAL GROUNDS • CLOSE TO HIGH STREET

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







Trend & Thomas are delighted to present this immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT. All applicants must be eligible with the criteria provided by Hightown Homes.

The entrance hall provides access to all rooms within the apartment. There is a spacious lounge, which leads to a good-sized kitchen/dining area, with modern appliances and ample wall and base cabinets for storage. There are two bedrooms, with bedroom one benefitting from an en-suite shower room. There is also a modern family bathroom.

There is allocated parking available in the development and there are well-maintained communal grounds surrounding the apartment, which is only a minute away from the Village centre.

The property is located within a minute's walk of the Village centre and within easy reach of Gerrards Cross Village and train station. There is easy access to Chalfont High Street, and is just a few minutes drive from Gerrard's Cross, Beaconsfield and the M40/M25/A40 Motorways.

Nearest Station: 1.5 miles - Gerrards Cross Station

Council Tax band: D

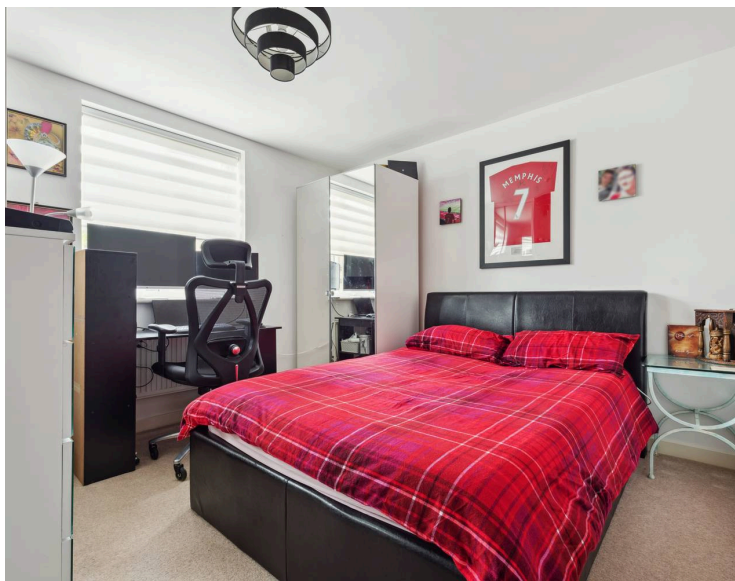
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

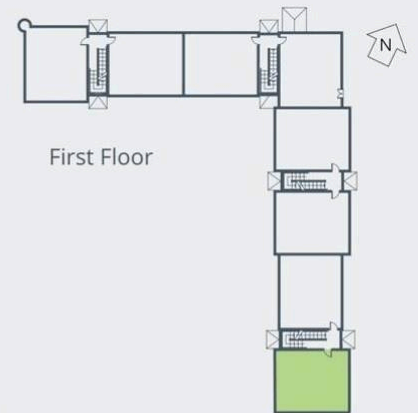
Remaining Lease Length: Approx. 93 years remaining

Annual Service Charge: Approx. £134.40 per month

Current Shared Ownership Rent: Approx. £673.64 per month







Living Room	4.02m x 3.27m	13' 2" x 10' 9"
Kitchen / Dining Room	4.02m x 3.00m	13' 2" x 9' 10"
Bedroom 1	3.43m x 3.28m	11' 3" x 10' 9"
Bedroom 2	4.79m x 2.75m	15' 9" x 9' 0"

**Total Area 70m<sup>2</sup> / 753ft<sup>2</sup>**



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.