



WILSON HEAL

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



10 Snells Wood Court  
Little Chalfont  
Buckinghamshire  
HP7 9QT

Spacious two bedroom, two bathroom first floor apartment situated on the sought after Snells Wood Court development. Located within a short walk of the village shops and station, the property is further enhanced by open private communal gardens and a garage in nearby block. EPC C. Council tax G (£3441.26 in 2022).

**£1,750.00 PCM**



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





# WILSON HEAL

Little Chalfont offers a range of shopping facilities, restaurants, schools, a library and a public house. Chalfont and Latimer rail station offers a dual rail service to Baker Street and Marylebone. Junction 18 of the M25 motorway giving access to Heathrow and Gatwick airports and the M1 and M40 motorways is within a 5 mile radius of the property.

Communal reception hall accessed via security entry phone system with stairs to apartments. The front door opens into hallway with two storage cupboards and airing cupboard.

The kitchen is fitted with light wood units and complimentary work tops. 1½ bowls sink, integrated 'Aeg' double oven, 'Bosch' fridge /freezer and 'Siemens' 4 ring gas hob with retractable extractor unit over, integrated dishwasher. Space for washing machine and tumble dryer.

The bright and spacious triple aspect sitting room has a feature coal effect electric fire and wood carved fireplace surround, hearth and mantle. There is a side door which opens onto the covered southerly aspect veranda. French doors open into the Dining Room.

The master bedroom suite benefits a range of fitted double wardrobes with central drawer unit.

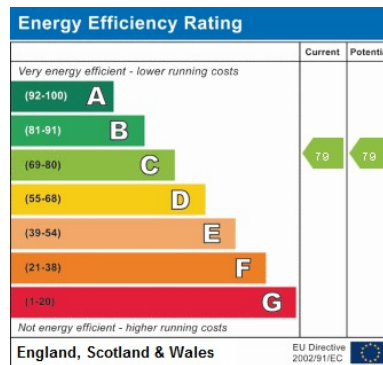


Sliding patio doors open onto the covered southerly aspect veranda. The en-suite shower room has a large corner shower with glazed sliding door, wash hand basin inset vanity unit, low level wc and aluminium ladder style towel rail. Extractor unit.

The second bedroom is also a double with a fitted double wardrobe.

Modern white family bathroom with panel enclosed bath with shower, low level wc, pedestal wash hand basin and aluminium ladder style radiator. Extractor unit.

There is a garage in a nearby block and ample parking. The property is set within established communal gardens of approaching 4 acres.



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

A good faith amount of one week's rent is requested to hold the property (based on advertised rent this would be £403.85) when the rental goes through this will be deducted from the first month's rent.

A security deposit will be taken at commencement of tenancy and then lodged with the DPS; the equivalent to 5 weeks' rent (based on advertised rent this would be £2019.23).

### The Housing Act

The 2004 Housing Act prevents landlords from holding unregistered/unprotected deposits. Wilson Heal are members of a tenancy deposit service. All deposits relating to Assured Shorthold Tenancies will be dealt with under the rules of the Tenancy Deposit Regulations. Deposits relating to tenancies which are not Assured Shorthold Tenancies are not part of the scheme.





# WILSON HEAL

Little Chalfont Office  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)





**WILSON HEAL**

**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)



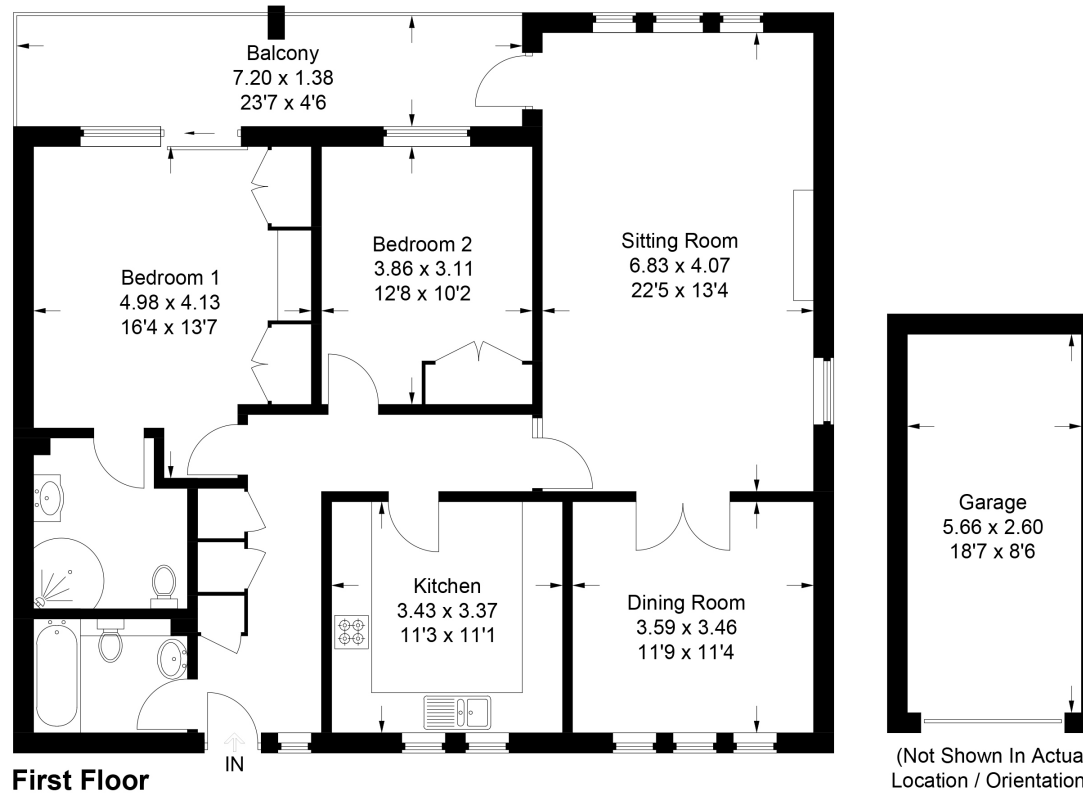


# WILSON HEAL

**Little Chalfont Office**  
Nightingales Corner  
Burtons Lane  
Little Chalfont  
Buckinghamshire  
HP7 9PY

Sales | 01494 764200  
Lettings | 01494 549966

Approximate Gross Internal Area  
109.3 sq m / 1177 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 124.2 sq m / 1337 sq ft



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.

© CJ Property Marketing Ltd Produced for Wilson Heal



[www.wilsonheal.co.uk](http://www.wilsonheal.co.uk)

