



WILSON HEAL

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

Sales | 01494 764200  
Lettings | 01494 549966



Chenies Mews  
Little Chalfont  
Buckinghamshire  
HP7 9FG

This spacious and modern two bedroom apartment is perfectly situated in the centre of Little Chalfont village, with only a short walk to both the Metropolitan Station and shops.

Offered with vacant possession the property benefits from: \* Communal entrance hall \* Security entry phone system \* Entrance hall \* Large open plan lounge/dining/kitchen with enclosed covered balcony \* Main bedroom \* En suite shower room \* Second double bedroom \* Further bathroom \* Gas underfloor central heating \* Parking space in private secure garage \* Both a private and large open terrace area \*

Lease 999 from 2018. Service charge approx. £2800, Ground Rent £150 EPC B, Council tax band D (£2282.00).

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



# WILSON HEAL

**LOCATION:** 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 are within a 5-mile radius of the property.

**DIRECTIONS:** From our Little Chalfont office turn right onto Chalfont station road taking the next turning right into Chenies Parade. Chenies Mews is at the end of the parade on the right hand side.

**ACCOMMODATION:** The bright and airy open plan lounge/kitchen is fitted with Bosch appliances. Modern induction hob with integrated downdraft extractor.

Integrated appliances include washing machine and dishwasher. There are two double bedrooms. Bedroom one includes fitted wardrobes and benefits from an ensuite shower room. The second double bedroom has room for freestanding furniture. This property also benefits from a family bathroom.

Outside space includes a private balcony leading to a shared terrace, which can be accessed via the lounge. An allocated parking space is also located within the secure car park below the apartments.

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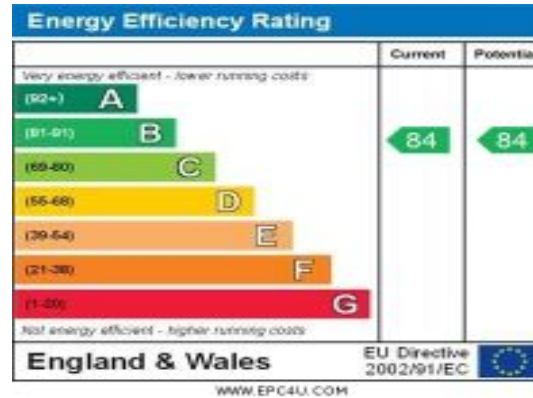


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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

**MAKING AN OFFER:** Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



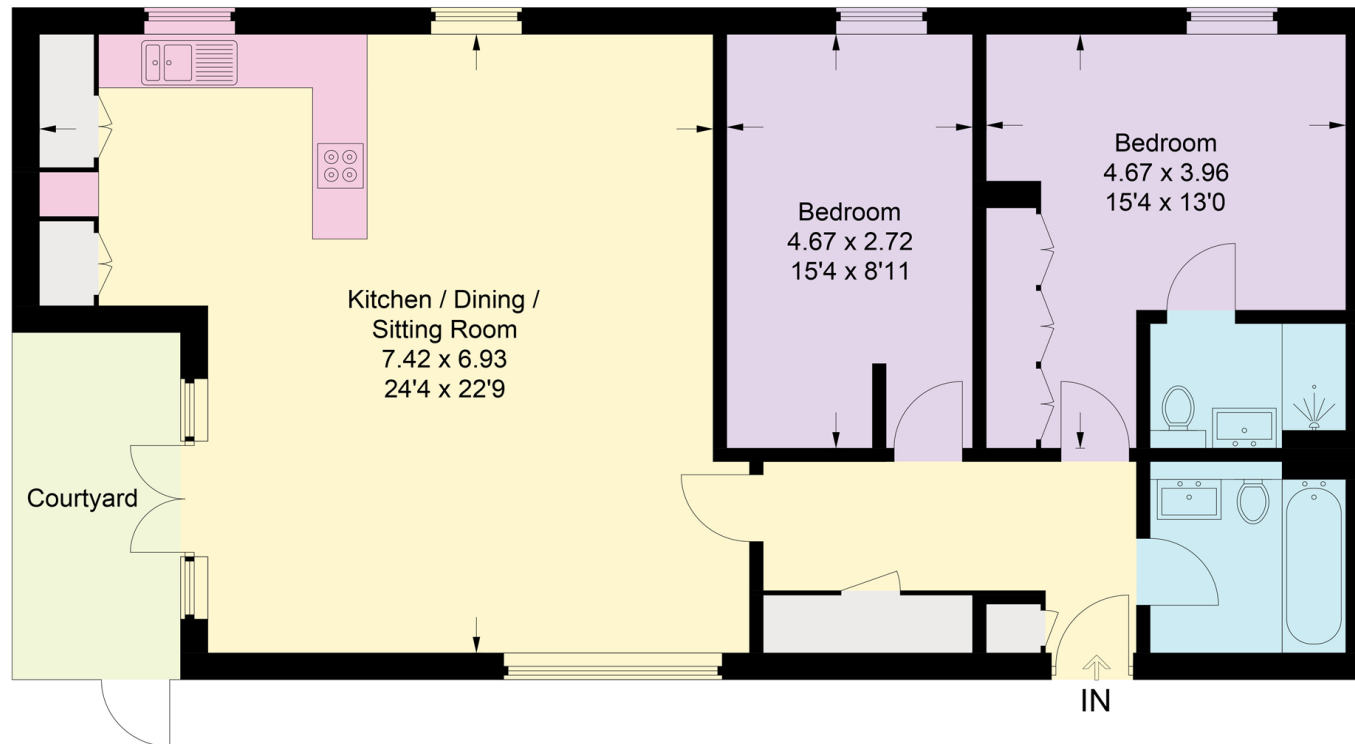
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### Chenies Mews

Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



Floor Plan produced for Wilson Heal by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.