



Rutherford House Marple Lane, Chalfont St. Peter, SL9

Offers in Region of £275,000 | Leasehold



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Key Features & Description:

- Chain free sale with no onward chain
- Retirement development for over-70s with 24/7 on-site care staff
- Ground floor apartment with private patio
- Bright 20ft sitting room with French doors
- Contemporary fitted kitchen with integrated appliances
- Spacious principal bedroom with fitted cupboard
- Large walk-in shower room with accessible features
- Communal lounge, laundry room, and on-site bistro
- Beautifully maintained grounds and seating areas

This well-presented one bedroom apartment offers a rare opportunity to enjoy independent living with the added benefit of on site tailored care and a range of luxury communal facilities. Provides generous living space in a thoughtfully designed setting. Exclusively for residents aged 70 and over, this McCarthy & Stone development is ideally positioned within easy reach of local amenities and excellent transport links. The property features a welcoming entrance hallway with storage cupboard and underfloor heating throughout. The generously sized sitting room features French doors that lead directly onto a private patio. A separate modern kitchen is fitted with a comprehensive range of eye and base level units, complemented by integrated appliances for both style and convenience. The principal bedroom includes a built in cupboard, while the shower room is thoughtfully designed with accessibility in mind, offering a large walk in enclosure, grab rails, and vanity storage.

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Verified Information:

Energy Performance rating: B

Council tax band: D, Local authority: Slough
Borough Council

Lease years remaining: 992

Ground rent: £435 per annum, Service Charge:
£13,369 Per year

Cleaning of communal windows

Electricity, heating, lighting, and power to
communal areas

24-hour emergency call system

Upkeep of gardens and landscaped grounds

Suppliers:

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -
Excellent, Three - Excellent, EE - Excellent





Rutherford House

Approximate Gross Internal Area
68.8 sq m / 740 sq ft

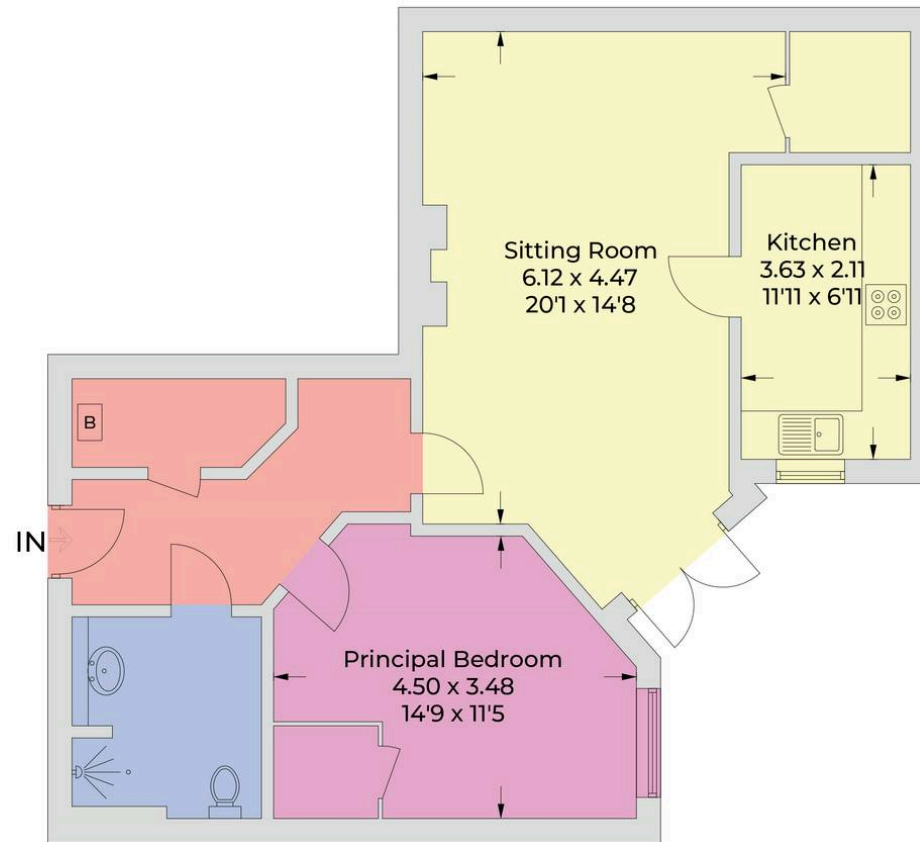


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