









## About the property

What the owners love:

One of the biggest attractions to our flat had to be that it is a one minute walk to m&s food store!!

Jokes aside, its main feature is that it has dual aspect windows in the kitchen/living area which floods the flat with light/sun, and makes it a very happy space. We've also loved it being duplex.

What the agent says:

Welcome to St. Peters Court, a charming two-bedroom split-level maisonette nestled in the heart of Chalfont St. Peter Village. This delightful property is an ideal find for first-time buyers eager to embark on the journey of homeownership.



## Key features

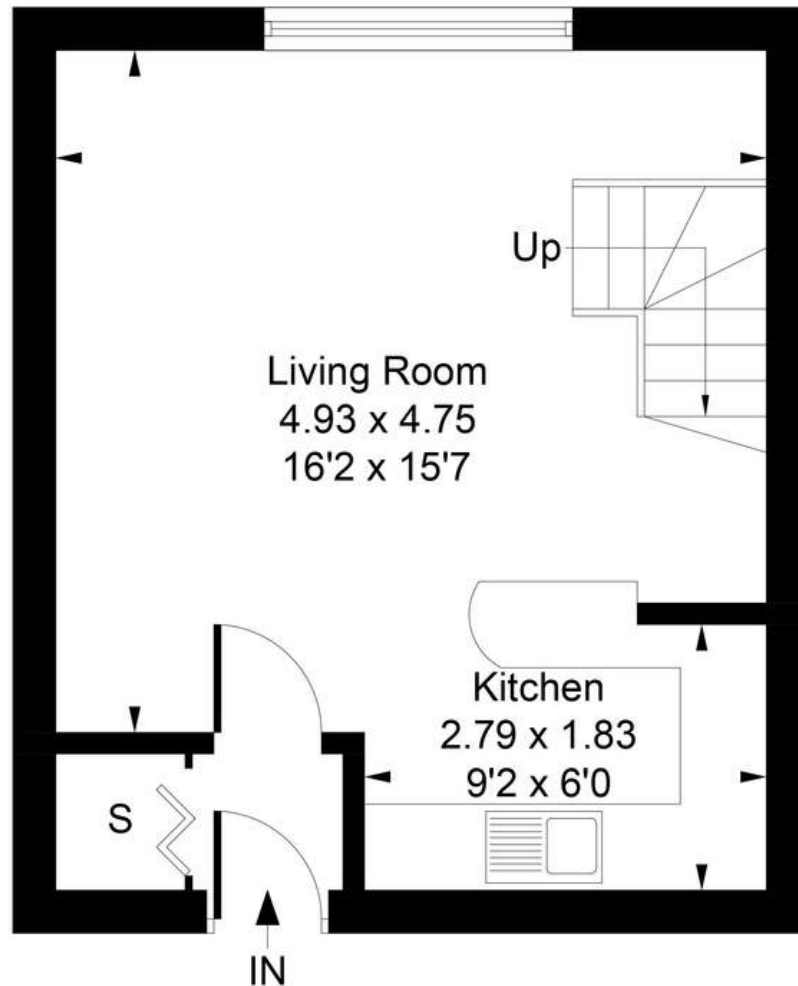
- Split- Level Maisonette
- 2 Bedroom
- 1 Bathroom
- 1 Allocated parking space
- Village location
- Walking distance to local shops
- Chain Free
- Commutable to Gerrards Cross overground

## Material information

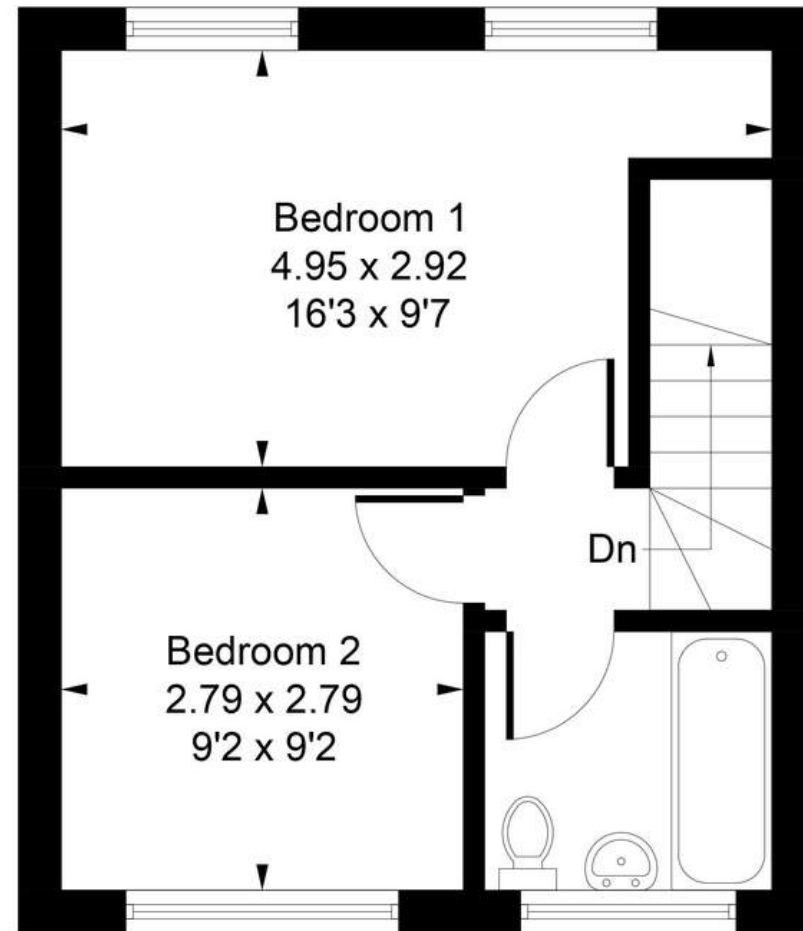
- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£300,000**
- Lease Start Date - **01/01/2014**
- Lease Duration - **164 years**
- Lease Years Remaining - **153 years**
- Service Charge - **£2040 yearly**



Approximate Gross Internal Area  
58.1 sq m / 625 sq ft



**First Floor**



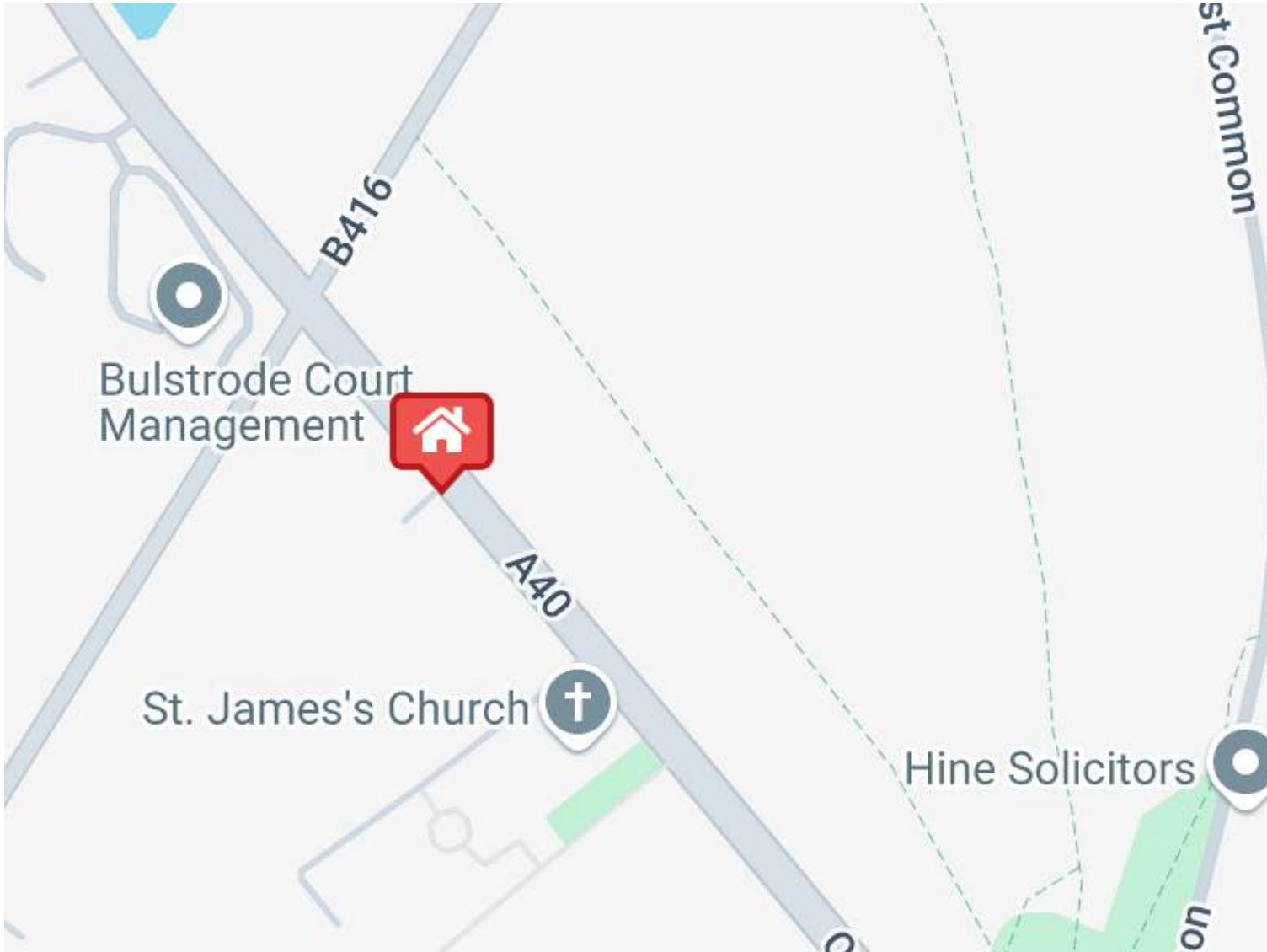
**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

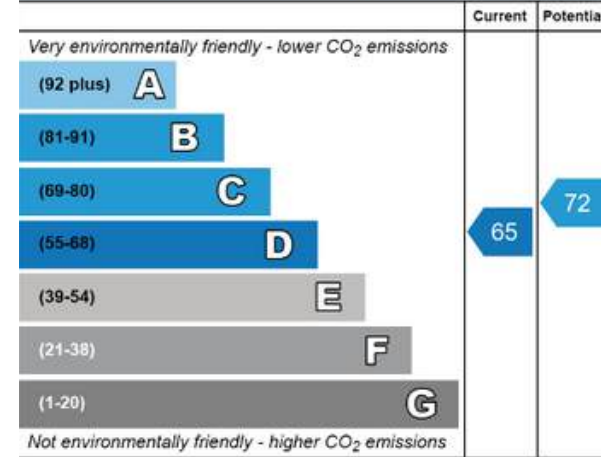


**PAUL LESLIE**

Director  
020 3488 6445  
07738 401 822  
paul@leslieandcompanyuk.com



**Environmental Impact (CO<sub>2</sub>) Rating**



**Energy Efficiency Rating**

