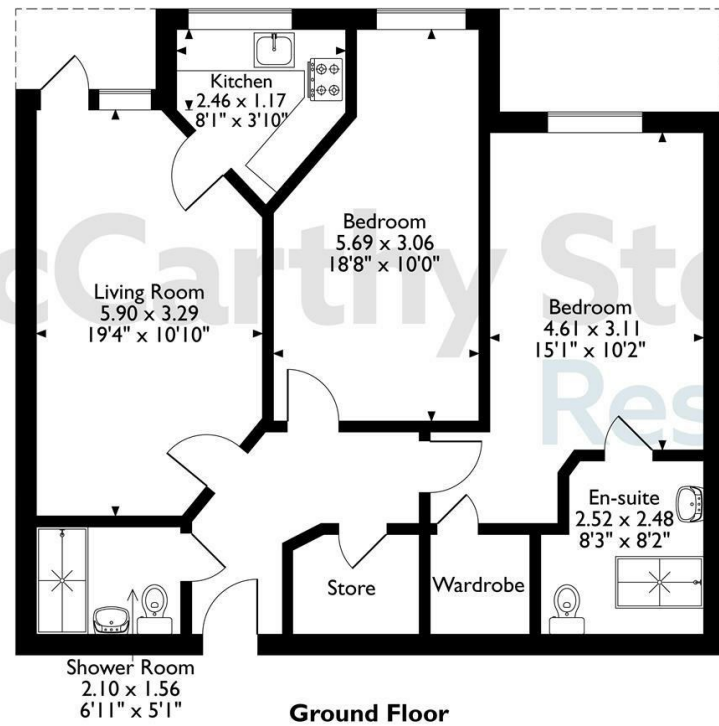
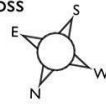


3 Rutherford House, Marple Lane, Chalfont St. Peter, Gerrards Cross  
Approximate Gross Internal Area  
78 Sq M/840 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**3 Rutherford House**

Marple Lane, Gerrards Cross, SL9 9FU



**Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £450,000 Leasehold**

A SPACIOUS and well presented, TWO DOUBLE BEDROOM retirement apartment situated on the GROUND FLOOR, boasting a PRIVATE south facing PATIO accessed directly from the Living Room, offering VIEWS OVER THE LANDSCAPED GARDENS. \*ALLOCATED PARKING SPACE INCLUDED\*

Rutherford House is part of McCarthy and Stone's Retirement Living PLUS range for the over 70's.  
\*\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*\*

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Rutherford House, Marple Lane, Gerrards

## Cross

### The Development

Rutherford House is a Retirement Living PLUS development, designed and constructed by McCarthy & Stone. Designed exclusively for the over 70s, this development comprises one and two bedroom apartments.

The superb communal facilities include a Club Lounge where social events take place, lovely landscaped gardens, a well-being suite, a bistro-style restaurant (which serves freshly prepared food daily), a laundry room with washing machines and dryers, as well as a Hotel-style Guest Suite for visiting family and friends.

A dedicated Estate Manager handles the day to day running of the development and there is 24 hour staffing, as well as a 24 hour emergency response system in place for peace-of-mind.

In addition, one hour of domestic assistance is included in the service charge, and flexible support packages are available separately that can be tailored to suit your needs.

Rutherford House has everything you need to relax and enjoy your retirement.

### Location

Chalfont St Peter is a picturesque village with plenty to offer retirees both within the village and the surrounding area. Moreover, Rutherford House is conveniently located on Gold Hill East, close to the village centre, placing a variety of local amenities within easy walking distance.

Goldhill Common, a stunning area of open green space and trees of some 33 acres, is literally opposite the entrance to the development – ideal for an early evening stroll or a summer picnic with the grandchildren. Market Place which leads onto Gold Hill East, less than 200 metres from Rutherford House, forms the village's main 'High Street'.

### Living Room

Spacious lounge with ample space for dining and the benefit of French doors allowing lots of natural light in and allowing access to a sheltered patio enough to house a bistro set and provides

views towards the front gardens. Two modern ceiling light fittings, TV point, telephone point and raised electric power points. Part glazed door leads to the kitchen.

### Kitchen

Fitted kitchen with a range of white high gloss wall and base units with complimentary work surface over. Integrated Neff appliances throughout including oven and microwave above and four ringed hob with extractor hood above. Stainless steel sink and drainer unit with mixer tap sits below the front garden facing window. Ceiling and under pelmet lighting. Tiled flooring.

### Master Bedroom

Generous master bedroom, door leads into a walk in wardrobe, housing hanging rails and shelving. Ceiling light point, TV point, telephone point and raised electric power points. 24/7 Emergency pull cord.

### Second Bedroom

A good sized second double bedroom, which could alternatively be used as a separate dining room or office / hobby room. Ceiling light point and raised electric power points.

### En-suite

Modern wet room style shower room featuring a level access walk in shower with fitted curtain, grab rails and WC. Vanity unit storage cupboard with wash basin and illuminated mirror above. Heated towel rail. Emergency response pull cord.

### Shower Room

White suite consisting; low level walk in shower, WC with concealed cistern, hand basin built in to vanity unit, with mirror above. Heated towel rail and 24/7 emergency response pull cord.

### Terrace

One of just two south-facing garden apartments in the development, this property offers a rare opportunity to enjoy sun-filled living with direct access to a private terrace, perfect for relaxing summer evenings.

Ideal for those with green fingers or a love of outdoor space, the apartment is perfectly suited to buyers who want to enjoy gardening, particularly those looking to retire or relocate to Rutherford without giving up that lifestyle.

## 2 bed | £450,000

### Allocated Parking

The apartment is being sold with an allocated parking space.

### Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge £17,519.97 for year end 31st March 2026  
Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200).

### Lease Information

Lease length: 999 years from 1st Jan 2018  
Ground rent: Annual fee of £510  
Ground rent review: 2033

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

This apartment features modern zone controlled underfloor heating and the Vent-Axia air circulation and heat extraction system.

