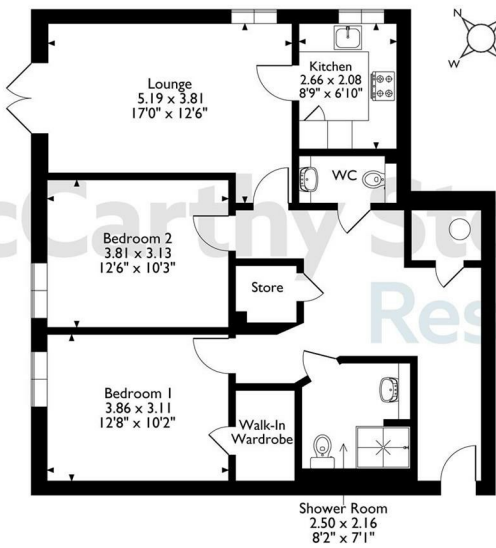
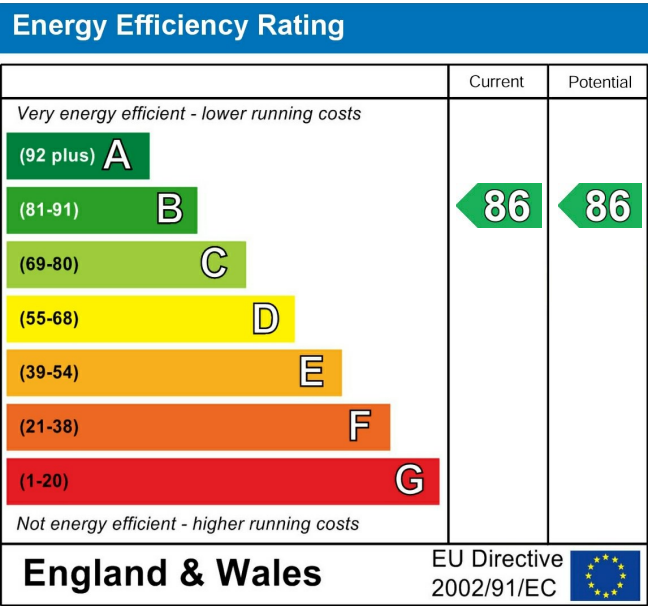


9 Rutherford House, Marple Lane, Chalfont St. Peter, Gerrards Cross, Hertfordshire
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



9 Rutherford House

Marple Lane, Gerrards Cross, SL9 9FU

2 Council Tax Band: E

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Rutherford House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £325,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Residents Club Lounge
- Bistro-style Restaurant
- Well-being Suite
- Landscaped Gardens
- Lift to all floors
- Estate Manager
- 24-hour on-site staffing.
- Personal care packages available from the on-site CQC registered YourLife team
- Full wheelchair accessibility
- Domestic assistance (one hour per week included in service charge, additional hours by arrangement)

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

9 Rutherford House, Gerrards Cross

2

1

Asking price £325,000

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) and 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’.

Entrance Hall
Front door with letter box and spy hole opens into a particularly spacious hallway. The security door entry system and 24-hour emergency response pull cord system is wall mounted in the hall. Smoke detector. Doors lead to the living room, both bedrooms, shower room, cloakroom and to a large storage cupboard.

A photograph of a living room interior. It features a light-colored sofa, a window with patterned curtains, and a white chest of drawers. A yellow pendant light hangs from the ceiling. The McCarthy Stone Resales logo is in the bottom right corner.

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 patio area which provides views towards the rear gardens. Two modern ceiling light fittings, TV point with Sky+ connectivity, telephone point and raised electric power points. Archway leads to open planned 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 rear garden facing window. Ceiling and under pelmet lighting. Tiled flooring.

Master Bedroom
Generous master bedroom, door leads onto a walk in wardrobe, housing hanging rails and shelving. Ceiling light point, TV point with Sky+ connectivity, telephone point and raised electric power points.

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.

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

Cloakroom
White suite consisting of WC with concealed cistern, hand basin built in to vanity unit, with mirror above.

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

A photograph of a bedroom interior. It shows a bed with a patterned duvet, a window with patterned curtains, and a white chest of drawers. A yellow pendant light hangs from the ceiling. The McCarthy Stone Resales logo is in the bottom right corner.

• 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 please contact your Property Consultant or Estate Manager.

Annual Service charge £18,062.64 for financial year ending 31st March 2027

Check out benefits you may be entitled to. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

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

A photograph of a communal laundry area. It features several white washing machines in a row, a sink, and a wooden door. The McCarthy Stone Resales logo is in the bottom right corner.

A photograph of a bathroom interior. It shows a white sink, a shower area with a glass door, and a toilet. The McCarthy Stone Resales logo is in the bottom right corner.

A photograph of a communal dining area. It features several tables with chairs, a bar area, and large windows. The McCarthy Stone Resales logo is in the bottom right corner.

A photograph of an outdoor garden area. It shows a wooden deck, a small table with chairs, and a brick wall. The McCarthy Stone Resales logo is in the bottom right corner.

A photograph of a communal lounge area. It features several sofas and armchairs, a large mirror, and a bar area. The McCarthy Stone Resales logo is in the bottom right corner.