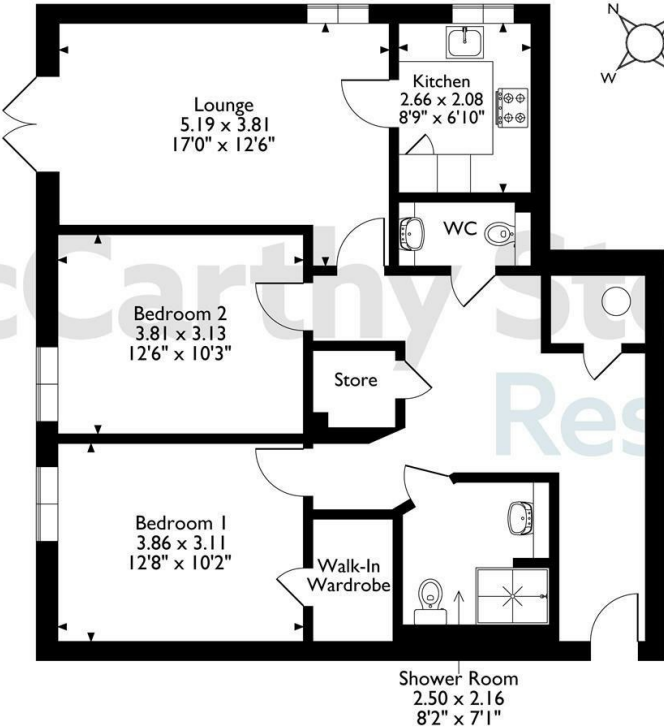


9 Rutherford House, Marple Lane, Chalfont St. Peter, Gerrards Cross, Hertfordshire
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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

9 Rutherford House

Marple Lane, Gerrards Cross, SL9 9FU



Asking price £325,000 Leasehold

A SPACIOUS and well presented, TWO DOUBLE BEDROOM retirement apartment situated on the GROUND FLOOR, boasting a PATIO, accessed directly from the Living Room. Rutherford House is part of McCarthy and Stone's Retirement Living PLUS range for the over 70's and features an on site BISTRO, Salon, Homeowner's Lounge, landscaped communal gardens and 24/7 staffing.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. 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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
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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) 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.

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
- 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.

2 Bed | £325,000

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.

