

1 CHALFONT HOUSE, CHALFONT DENE



A
AUDLEY
VILLAGES



Audley Chalfont Dene

Chalfont St Peter, Buckinghamshire SL9 0EH

www.audleyvillages.co.uk

01494 876 173

This prime location one bedroom apartment, within the main house, is close to the lift so has the benefit of the bistro, restaurant and health club being downstairs. The apartment is south-west facing which allows light to flood in. Move in condition with neutral decoration. Large lounge/diner with Juliet french doors.

Direct access to the easy walking paths around the lake where you can take in the countryside views. The bedroom has built-in wardrobes and there is a step free shower room with Villeroy & Boch sanitaryware.

Key features

- Prime location within the main house with direct access, via lift, to facilities including bar & bistro, restaurant and swimming pool
- Step free shower room
- SieMatic and Corian kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Allocated parking space, free of charge
- Guest suite for visitor use (subject to costs and availability)

Guide Price £580,000

Fees

Monthly Management Fee:	£1,280.85
Annual ground rent:	£250
Council Tax Band:	D
Tenure:	Leasehold
Leasehold term:	125 years from 01/10/2015

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property, please ask the sales team for more information. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%). Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room	6.08 x 3.80	24'2"
Kitchen	3.10 x 2.94	24'2"
Bedroom	3.80 x 3.40	24'2"
Total sq ft 692		

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



