



LAWRENCE RAND

Rutherford House Marple Lane, Chalfont St. Peter
£395,000

KEY FEATURE:

- Chain free sale with no onward chain
- Retirement development for over-70s with 24/7 on-site care staff
- Ground floor apartment with private patio
- Bright 20ft sitting room with French doors
- Contemporary fitted kitchen with integrated appliances
- Spacious principal bedroom with fitted cupboard
- Large walk-in shower room with accessible features
- Communal lounge, laundry room, and on-site bistro
- Beautifully maintained grounds and seating areas

Set within the prestigious Rutherford House development, this well-presented one bedroom apartment offers a rare opportunity to enjoy independent living with the added benefit of on site tailored care and a range of luxury communal facilities. One of the larger one bedroom apartments available, it provides generous living space in a thoughtfully designed setting. Exclusively for residents aged 70 and over, this McCarthy & Stone development is ideally positioned within easy reach of local amenities and excellent transport links. The property features a welcoming entrance hallway with storage cupboard with underfloor heating throughout. The generously sized sitting room extends over 20 feet and features French doors that lead directly onto a private patio ideal for relaxing and enjoying the landscaped communal gardens.



A separate modern kitchen is fitted with a comprehensive range of eye and base level units, complemented by integrated appliances for both style and convenience. The principal bedroom spans 14'9 x 11'5 and includes a built in cupboard, while the shower room is thoughtfully designed with accessibility in mind, offering a large walk in enclosure, grab rails, and vanity storage.

Rutherford House provides an exceptional range of resident facilities, including a communal lounge, bistro serving hot meals daily, a laundry room, hair salon, and an overnight guest suite for visiting family and friends. The building is staffed 24 hours a day by on site care professionals, with additional support packages available if needed.

Offered to the market chain free, this is a wonderful chance to secure a low maintenance, secure and sociable home in one of the area's most sought after retirement developments.

Verified Information:

Council tax band: D

Local authority: Slough Borough Council

Tenure: Leasehold

Lease years remaining: 992

Ground rent: £435 per annum

Service Charge: £13,369 Per year

- Cleaning of communal windows
- Electricity, heating, lighting, and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and landscaped grounds

Property construction: Standard form

Energy Performance rating: B



Suppliers:

Electricity supply: Mains, Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Rutherford House

Approximate Gross Internal Area
68.8 sq m / 740 sq ft

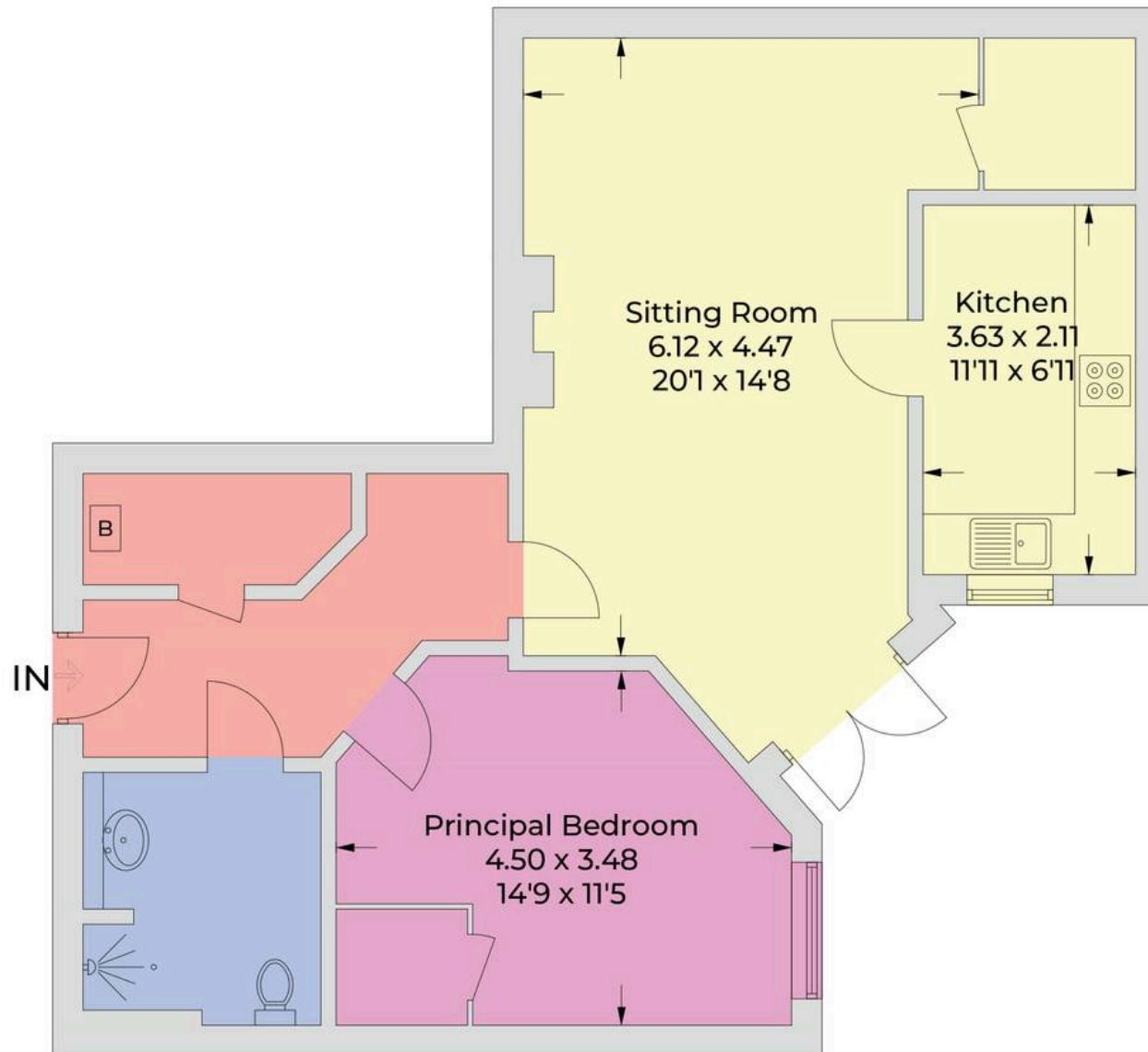


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Lawrence Rand



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/