



Rutherford House Marple Lane, Chalfont St. Peter, SL9

In Excess of **£300,000** | Leasehold



LAWRENCE RAND



Key Features & Description:

- 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

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. 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 and underfloor heating throughout. The generously sized sitting room features French doors that lead directly onto a private patio. 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 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.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Verified Information:

Energy Performance rating: B

Council tax band: D, Local authority: Slough
Borough Council

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

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





Rutherford House

Approximate Gross Internal Area
68.8 sq m / 740 sq ft

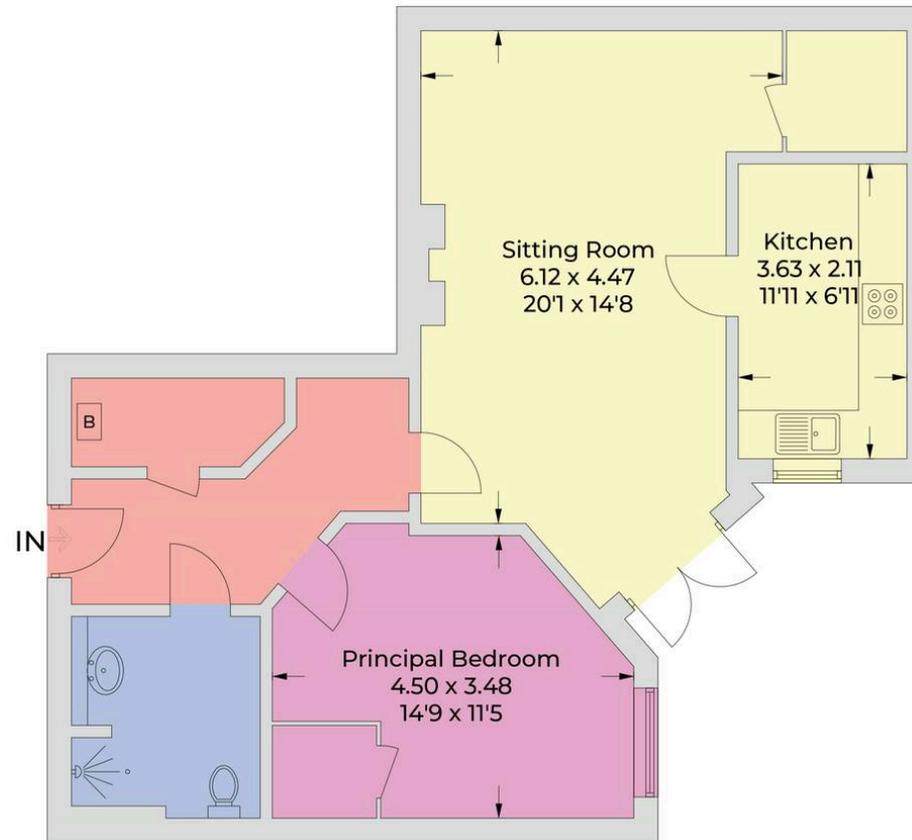


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Lawrence Rand

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.