



**7 Manor View Court, 178 White Lion Road,
Little Chalfont, Buckinghamshire, HP7 9NL**

ROBSONS
RESIDENTIAL SALES

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An immaculately presented, move-in ready two double bedroom first-floor apartment close to the centre of Little Chalfont. Redecorated throughout, this spacious apartment offers modern, low maintenance living with underfloor heating and a well-designed layout. The generous entrance hall features intercom access to the secure communal entrance. The bright and airy open-plan living space includes a contemporary fitted kitchen with integrated appliances. The principal bedroom benefits from a stylish en-suite, complemented by a second modern bathroom. Residents enjoy access to a communal garden, secure underground parking, individual lockable storage units, and lift access to all floors. Remainder of a 10-year NHBC warranty. No onward chain. Leasehold – 125 years from 1st August 2016 Service charge - £552.87 (1 Oct to 31 Dec 2026) Ground rent - £250 (25 Mar 2026 to 24 Mar 2027) EPC rating: B. Council Tax Band: C

Set in the picturesque Chilterns, Little Chalfont is a small, attractive and well-connected Buckinghamshire village providing a superb balance between commuter convenience (the Metropolitan and Chiltern lines offering prompt services to Central London for all work and socialising needs, approx. 0.5 miles from the property) and easy access to the surrounding countryside, with Westwood Park and walks into the picturesque Chess Valley nearby. Independent businesses are at the heart of the village shopping parade, with a lovely selection of artisan coffee shops, restaurants, and 'Metropolitan' gastro pub. High street brands include Tesco Express for those everyday essentials. Nearby Amersham boasts the new Lifestyle Centre (brand new state-of-the-art leisure centre with spa facilities). Little Chalfont is within an area of highly regarded schooling at both primary and senior level including the renowned Dr Challoners Grammar Schools (girls' school in the village of Little Chalfont and boys school in nearby Amersham). Independent schooling is also very well catered for with The Beacon School (Boys) for Nursery – Year 8, Heatherton (Girls) and Chesham Prep (Mixed) for Nursery – Year 6; whilst senior schooling can be found at Berkhamsted School (Boys & Girls), Royal Masonic (Girls) & Pipers Corner (Girls).



Viewing by appointment only
via

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Directions: From our Little Chalfont office on Station Approach, head west along Chalfont Station Road, passing the parade of shops. At the roundabout, continue onto White Lion Road (signposted for Amersham) for approximately 0.2 miles. Manor View Court is located on the right-hand side, on the corner of St Nicholas Close.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

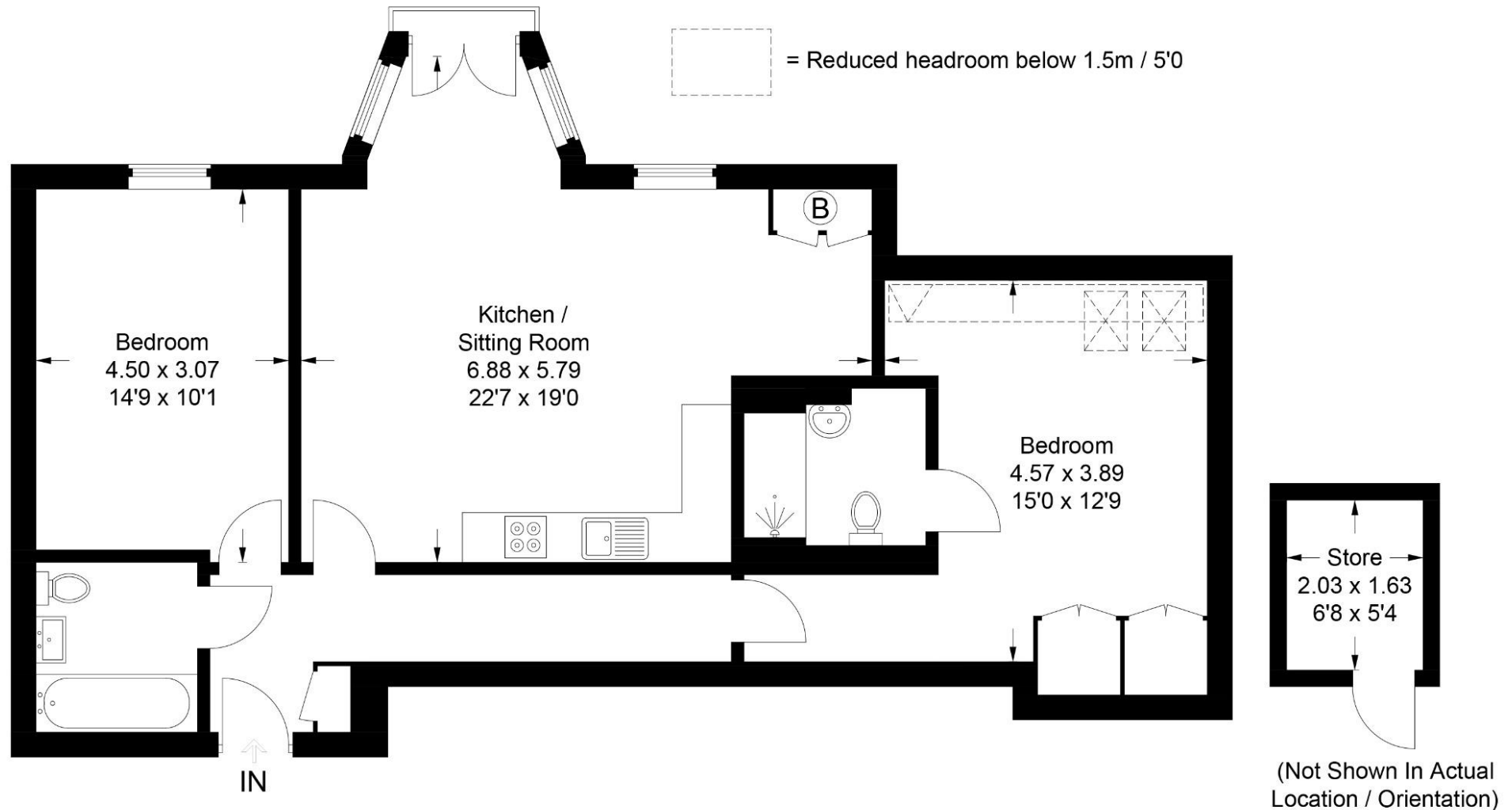
* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

External Store = 3.4 sq m / 36 sq ft

Total = 87.3 sq m / 939 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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