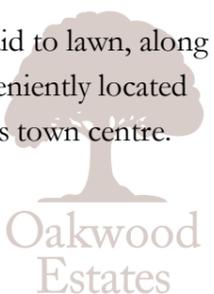


Oakwood Estates is pleased to introduce this well-presented one-bedroom, first-floor apartment, located within the sought-after Conway Court development in Gerrards Cross. The property represents an excellent opportunity for first-time buyers or as a rental investment for landlords.

Upon entering via the secure entry system, you are welcomed into a spacious hallway featuring integrated storage and an intercom system. The heart of the home is the generously sized reception room, enhanced by a front-aspect bay window that allows an abundance of natural light to fill the space. Just off the reception is a modern kitchen, fitted with a range of floor and eye level units, an integrated oven, and a four-ring electric hob.

The bedroom is a well-proportioned double, offering ample space for freestanding furniture. The bathroom is neatly appointed and comprises a WC, wash basin, and a bathtub with shower attachment.

Externally, the property benefits from well-maintained communal gardens, predominantly laid to lawn, along with residents' parking. There is also ample visitor parking available. The property is conveniently located within walking distance of local amenities and is just a short distance from Gerrards Cross town centre.

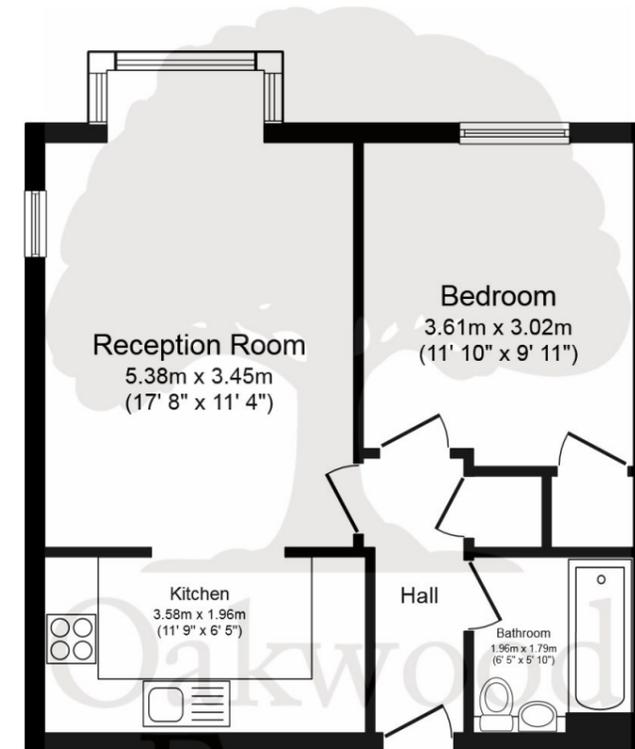


Property Information

-  ONE BEDROOM FIRST FLOOR APARTMENT
-  ONE BATHROOM
-  CLOSE TO LOCAL AMENITIES
-  EPC - D
-  ALLOCATED & AMPLE VISITOR PARKING
-  PRIME LOCATION
-  GREAT FIRST TIME BUY OR INVESTMENT PURCHASE
-  COUNCIL TAX BAND - D

					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Floor Plan

Total floor area 44.6 sq.m. (480 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Transport Links

Train Stations: Gerrards Cross and Denham Stations are conveniently located nearby to Skylark Road. The stations are served by Chiltern Railways and provide regular services on the Chiltern Main Line. Trains from both of these stops connect commuters to London Marylebone Station in approximately 25 minutes, offering a direct route to the heart of the capital.

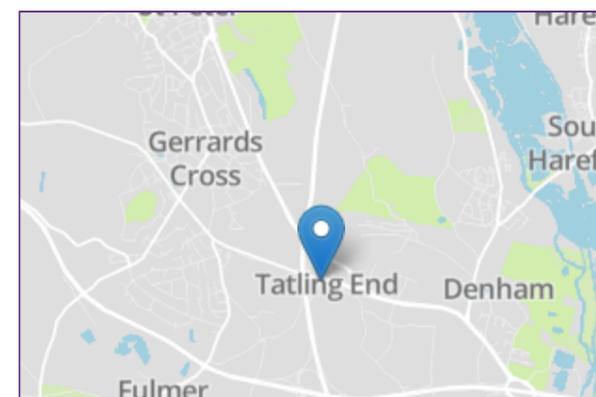
Lease Informaiton

Lease length - 98 years
Service Charge - TBC
Ground Rent - £140 p/a

Council Tax

Band D

Road Networks: Skylark Road is well-connected to major road networks, providing easy access to surrounding areas and beyond. The village is situated near the intersection of the M40 and M25 motorways, allowing residents to travel by car to London, Oxford, Birmingham, and other destinations with relative ease. The A40 and A413 are also accessible.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			82