



An inviting two-bedroom, one-bathroom property nestled on Station Road, perfectly positioned within walking distance of Gerrards Cross High Street and the station. Offering unparalleled convenience, this residence ensures seamless access to London Marylebone, making it an ideal choice for those who value both comfort and connectivity.

The living room is to your left as you enter the property and move up the stairs. The living room has a brilliant feature wall and has room for a dining space too. The kitchen has floor and eye-level units allowing for ample storage. The bathroom comprises of a bath/shower, toilet, and basin.

The property is a great rental investment or first-time purchase due to the zero service charges and ground rents.

It is our understanding that the remaining lease length is circa 142 years.





Property Information

- 2 BEDROOM TOP FLOOR APARTMENT
- WALKING DISTANCE TO GERRARDS CROSS TOWN CENTRE
- RENTAL INVESTMENT
- COUNCIL TAX BAND- C
- 787 SQ FT
- 1 BATHROOM
- GREAT FIRST TIME BUY
- NO GROUND RENT OR SERVICE CHARGE
- EPC- E

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

0

Parking Spaces

N

Garden

N

Garage

**Area**

Gerrards Cross is a town in the South Bucks district of Buckinghamshire, England. It is located approximately 25 miles to the west of London and is a popular commuter town due to its proximity to the capital. The town has a population of around 8,000 people and is known for its affluent residential areas, shopping and dining options, and beautiful countryside. Gerrards Cross is also home to a number of notable landmarks and attractions, including St. James's Church, the Colston Hall, and the Gerrards Cross Memorial Centre.

**Lesuire**

The town's beautiful surroundings include parks and open spaces that are perfect for activities such as walking, jogging, or picnicking. The Gerrards Cross Common, situated in the heart of the town, is a particularly popular spot for locals and visitors alike.

For those looking to indulge in some culinary delights, Gerrards Cross has a diverse range of restaurants to choose from. There are options to suit all tastes and preferences, including fine dining, gastro pubs, and ethnic cuisine. The town's dining scene offers a unique blend of traditional and modern flavors, making it a destination of choice for foodies.

Sports enthusiasts will also find plenty of opportunities for leisure activities in Gerrards Cross. There are several sports clubs and facilities in the town, including tennis, cricket, rugby, and football clubs. There are also several gyms and fitness centers for those looking to maintain an active lifestyle.

**Rental Yield**

We value the rental amount of this property to be £1,500 PCM - 4.45% Gross Yield.

**Auctioneer's Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modem) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers

website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

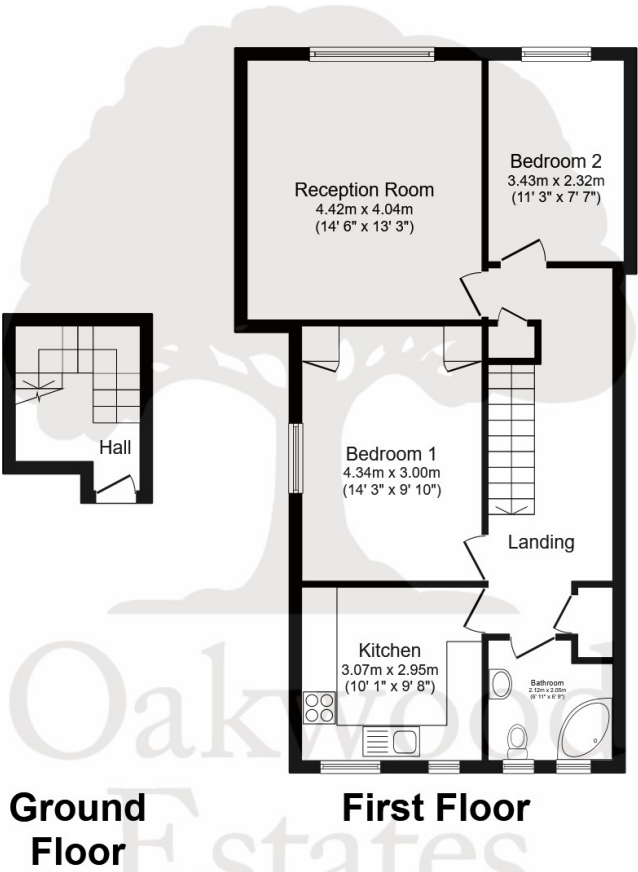
**Auctioneer's Further Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**Council Tax**  
Band C

Floor Plan



Total floor area 73.1 sq.m. (787 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.

