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estate agents



**Packhorse Road**  
Gerrards Cross, Buckinghamshire, SL9 8PQ



£1,800 pcm

AVAILABLE BEGINNING OF SEPTEMBER. A stunning, first floor apartment in this prime central location being situated within the heart of the Village with its shops, bars, restaurants and cinema and is only a few minutes walk from the train station, so Central London is only 20 minutes away. The apartment has just been totally renovated and modernised throughout to a very high standard. There is a communal entrance lobby shared with just one other apartment. The front door of the apartment opens onto an entrance hall with a large cloaks/storage cupboard off. At the end of the hall is a stunning and interesting double aspect open plan living area and fully fitted kitchen. Off this room is a utility room with a washing machine and dryer. There are three bedrooms, the master having fitted wardrobes and an en-suite shower room. A further bathroom completes the accommodation. Further features include gas central heating and double glazing. The apartment is unfurnished. There is no allocated parking but permit parking is available at a six month/yearly charge.

## First Floor

### Entrance Hall

Quality wood laminate flooring.  
Downlighters. Opaque leaded light double glazed window. Large walk in cloaks/storage cupboard with opaque double glazed leaded light window.

### Living Room/Kitchen

20' 0" x 13' 9" (6.10m x 4.19m) A delightful double aspect room with feature double glazed leaded light windows overlooking front and side aspects. Quality wood laminate flooring. Three radiators. Downlighters. Dimmer switches. The kitchen area is well fitted with high gloss wall and base units. Corian work surface and tiled splash back. Stainless steel one and a half bowl sink unit with mixer tap. Siemens four ring electric hob with extractor hood over. Siemens fitted oven. Fitted dishwasher. Built in fridge/freezer. Cupboard housing gas central heating boiler unit. Three radiators. Door to:

### Utility Room

Work surface with wall cupboard units.  
Washing machine and dryer.

### Bedroom 1

13' 5" max x 11' 0" (4.09m x 3.35m)  
Double aspect room with double glazed leaded light windows. Fitted double wardrobe and further single wardrobe with shelving. Downlighters. Dimmer switch. Radiator. Door to:

## En Suite Shower Room

Partly tiled with a white suite incorporating double width shower with round shower head and microphone single function handset, WC, and wash hand basin with mixer tap and cupboard under. Shavers point. Downlighters. Expel air. Heated chrome towel rail. Opaque double glazed leaded light window.

## Bathroom

Partly tiled with a modern white suite comprising bath, WC, wash hand basin with mixer tap and cupboard under, and walk in shower with round shower head and microphone single function handset. Chrome heated towel rail. Expel air. Downlighters. Opaque double glazed leaded light window.

## Bedroom 2

12' 8" x 9' 9" (3.86m x 2.97m)  
Downlighters. Dimmer switch. Radiator.  
Double glazed leaded light window overlooking side aspect.

## Bedroom 3

9' 9" x 9' 0" (2.97m x 2.74m)  
Downlighters. Dimmer switch. Radiator.  
Double glazed leaded light window overlooking side aspect.



**65 & 65A Packhorse Road**  
**Approximate Gross Internal Area**  
**First Floor = 86.3 sq m / 930 sq ft**  
**Second Floor = 86.3 sq m / 930 sq ft**  
**Total = 172.6 sq m / 1860 sq ft**



**First Floor**

**Second Floor**

**Not to Scale. Produced by The Plan Portal 2023**  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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