

This two-bedroom ground floor apartment is set within a highly desirable development a short walk from Gerrards Cross train station and highstreet, offering the perfect blend of style and convenience.

A welcoming entrance hall sets the tone for the property boasting recently laid herringbone flooring, ample storage, and an intercom system, providing a practical and stylish introduction to the home. The dual-aspect open-plan kitchen, dining, and reception area is perfect for both entertaining and everyday living. The kitchen features herringbone flooring, stone work surfaces, and a suite of integrated appliances including a fridge freezer, dishwasher, oven, grill, and a four-ring gas hob. Ceiling-integrated speakers and contemporary spotlighting create an inviting atmosphere for the reception space and make it a great space for entertaining.

The principal bedroom is a generously sized double with integrated wardrobes with bespoke draws, and also has ceiling integrated speaker. This room benefits from a large ensuite, featuring a large shower and underfloor heating. The second bedroom is a well-proportioned double with built-in storage, ideal for a play room, guest room, or a home office. A family bathroom with a bathtub with shower fitting completes the accommodation.

Externally the apartment is part of a secure development and has two allocated parking spaces within the secure underground car park.

Property Information

-  TWO BEDROOM GROUND FLOOR APARTMENT
-  CENTRAL GERRARDS CROSS LOCATION
-  GRAMMAR SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND - F
-  TWO BATHROOMS
-  SHORT WALKING DISTANCE TO TRAIN STATION
-  SECURE UNDERGROUND PARKING
-  EPC - C

					
x2	x1	x2	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Local Area

Gerrards Cross is a charming town located in Buckinghamshire, England. It's known for its picturesque surroundings, and a mix of historical and modern architecture. The town features a variety of amenities, including shops, restaurants, and schools, making it a desirable place to live.

One of the notable aspects of Gerrards Cross is its close proximity to London, making it a popular choice for commuters. The town is well-connected by rail, with Gerrards Cross railway station offering direct services to central London. The area is also home to beautiful parks and green spaces, such as the scenic Bulstrode Park and nearby nature reserves.

Transport Links

Gerrards Cross has excellent transport links that make it easy to get around the town and to other destinations. The town is conveniently located near major road networks, including the M25 and M40 motorways, providing easy access to London and other parts of the country. Gerrards Cross also has a train station that offers regular services to London Marylebone, with journey

times taking approximately 20 minutes. Local bus services connect the town with nearby areas, and taxis are readily available. The town also has designated cycling routes and facilities, making it easy to get around by bicycle. Overall, Gerrards Cross provides a range of transport options, making it a convenient and accessible place to live or visit.

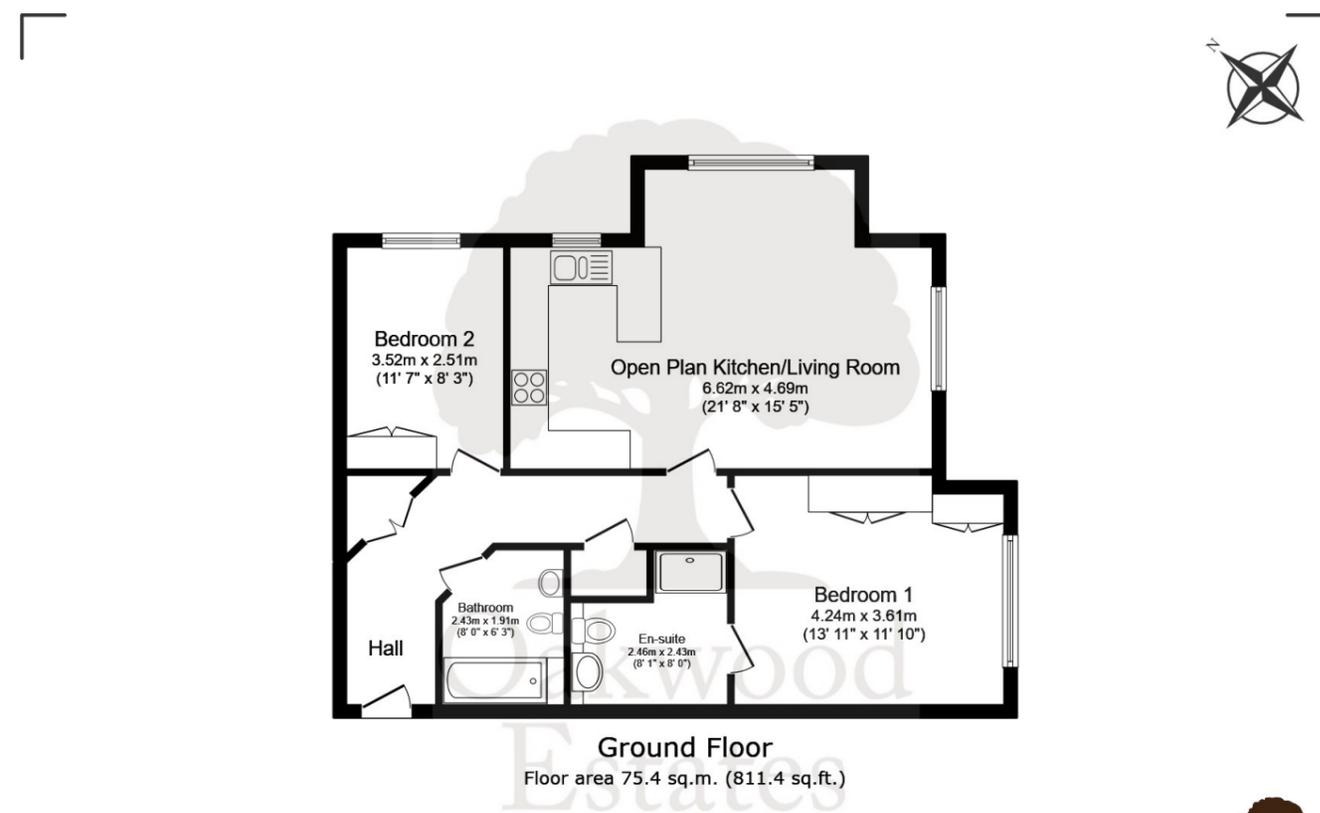
Lease Information

Length of lease - circa 979 years remaining
Service Charge - £4000 per annum

Council Tax

Band F

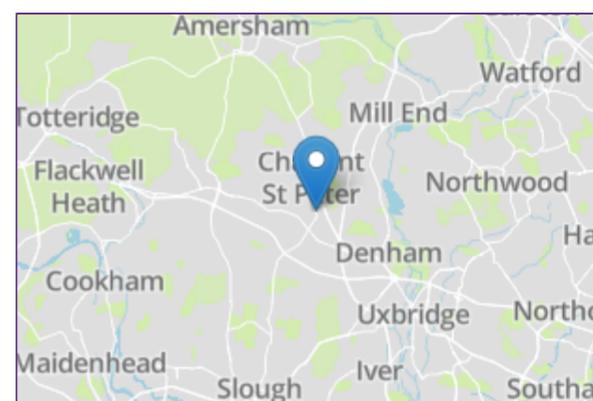
Floor Plan



Total floor area: 75.4 sq.m. (811.4 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)	80	81
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	