



Built in 2017, this contemporary development consists of just six apartments, conveniently situated within walking distance of the town center and train station. The property itself is beautifully presented and features a bright and spacious lounge/dining/kitchen area with a floor-to-ceiling window that fills the space with natural light. The kitchen is equipped with a modern white high gloss base and eye-level units, complemented by sleek granite work surfaces and integrated appliances.









The Principal bedroom boasts two large windows, providing ample natural light, along with a fitted wardrobe and an en suite shower room. Bedroom two is also a double room, and there is a fully equipped family bathroom for added convenience.

To top it off, the property comes with one allocated parking space, making it even more appealing for modern urban living.



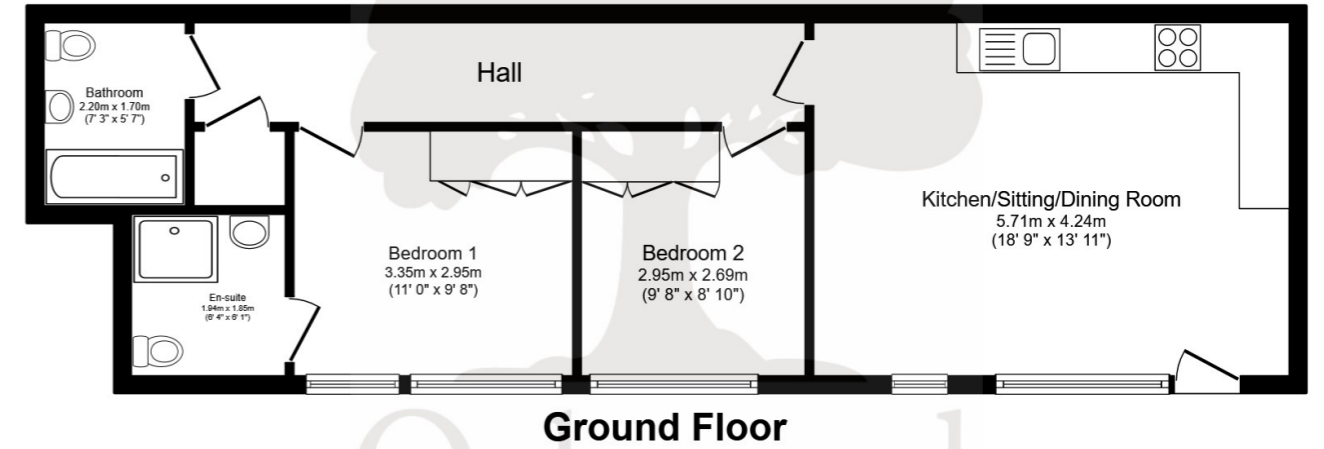


## Property Information

-  2 BEDROOM GROUND FLOOR APARTMENT
-  CENTRAL LOCATION
-  ALLOCATED PARKING
-  BUILT IN 2017 WITH HIGH SPEC FINISH
-  VIEWS OF WEST COMMON
-  GREAT FIRST TIME PURCHASE/INVESTMENT
-  CONTEMPORARY FITTED KITCHEN
-  PRINCIPLE BEDROOM WITH EN SUITE
-  EPC- C
-  OPEN PLAN KITCHEN / LOUNGE
-  COUNCIL TAX BAND- D

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

## Floor Plan



Total floor area 61.2 sq.m. (659 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.

Oakwood  
Estates

### Leisure

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.

### Transport Links

Gerrards Cross has a well-developed transportation system that makes it easy to travel to and from the town. The town is located close to major roads such as the M25, M40, and A40,

providing easy access to other parts of the country. This makes it an ideal location for commuters who need to travel to and from London, which is only 25 miles away.

The town is also served by a railway station, which is located on the Chiltern Main Line. The line runs from London Marylebone to Birmingham, with trains running regularly between Gerrards Cross and London. The journey time between Gerrards Cross and London is around 20-30 minutes, making it an ideal location for those who need to commute to the capital for work or leisure.

In addition to the railway station, there are several bus routes that serve Gerrards Cross. These routes connect the town to nearby towns and villages, as well as larger towns such as High Wycombe and Uxbridge. This makes it easy to travel around the local area and beyond, without the need for a car.

### Lease Length

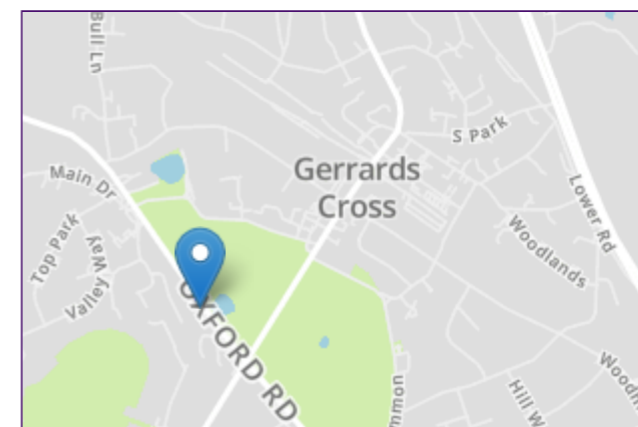
Circa 147 years

### Service Charge

£458 PA

### Ground Rent

£350PA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	