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North Park
Gerrards Cross, Buckinghamshire, SL9 8JB



£740,000 Leasehold

Situated on the highly sought after, tree lined North Park, Heritage Gate is a bright and well-appointed two bedroom first floor apartment. Located to the front of this mature, gated development, this fine apartment enjoys a wonderful location. The property is situated within easy level walking distance of the Gerrards Cross and Chalfont St Peter villages. With all their amenities and Gerrards Cross train station. Upon entering this apartment you are instantly greeted with hard wood flooring throughout and a sense of quality and space. The accommodation is approx 115sqm/1,234 sq.ft., and briefly comprises a welcoming entrance hall with storage facilities. Double doors lead to a spacious living room with doors to one of the two south facing balconies. There is a well equipped kitchen/breakfast room with all integrated appliances, and an adjoining utility room. There are two double bedrooms, the master with a full bathroom en-suite and doors leading to the second south facing balcony, and the second bedroom has a full Jack and Jill design bathroom. The apartment benefits from two south facing balconies which overlook the communal grounds within this development. There is an underground car park with two allocated car parking spaces and a storage unit. There is NO ONWARD CHAIN and viewings are highly advised in order to appreciate all that this wonderful property has to offer.

Entrance Hall

Quality wood flooring. Ornate coving. Dado rail. Ceiling down lighters. Storage cupboard. Airing cupboard with cylinder and slatted shelving. Two radiators with ornate covers.

Living Room

5.4m x 4.5m (17' 9" x 14' 9") Octagonal shape with sealed unit double glazed windows and sealed unit double glazed doors to south facing balcony. Quality wood flooring. Fitted bookshelves. Ornate coving. Two radiators with ornate covers. Double doors with glass insets to entrance hall. FM/TV point.

Kitchen/ Breakfast Room

6.1m x 4.6m (20' 0" x 15' 1") Comprising granite worktop surfaces and splashbacks with inset one and a half bowl stainless steel sink unit with waste disposal unit and drainer. Further granite work surfaces with a mixture of cupboards and drawers. All integrated appliances are Siemens. Including dishwasher, refrigerator and freezer; two ovens, grills and microwave. Built in stainless steel five ring gas hob with brushed steel splashback and stainless steel hood above. Down lighters. Coving. Concealed lighting. Radiator. Tiled floor. Walk in cupboard, FM/TV point, door to:

Utility Room

2.1m x 2m (6' 11" x 6' 7") Comprising single bowl single drainer stainless steel sink unit with cupboard below and plumbed for washing/ dryer machine. Fitted shelving. Work surface with tiled splashback, Tiled floor. Coving, Down lighters. Extractor fan. Radiator.

Bedroom 1

5.3m x 3.4m (17' 5" x 11' 2") Quality wood flooring. Sealed unit double glazed doors with windows either side leading to south facing balcony. Radiator, Coved ceiling. Two built in double wardrobes with hanging recess and shelving, Down lighters. Double doors to entrance hall. FM/TV point.

En Suite Bathroom

Fully tiled with a white suite comprising tiled enclosed bath with mixer tap and hand held shower attachment, large fully tiled walk in shower, "His and Her" vanity wash hand basins with cupboards below and a low level WC, Two raised heated towel rails, Down lighters. Shaver point. Expel air.

Bedroom 2

3.2m x 2.8m (10' 6" x 9' 2") Quality wood flooring. Built in double wardrobe with hanging recess and shelf. Coved ceiling, Sealed unit double glazed window. Radiator, FM/TV point.

En Suite Bathroom

Tiled with a white suite comprising panelled enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with mixer tap and low level WC. Two raised heated towel rails. Down lighters. Extractor fan. Shaver point. Tiled floor. Door to entrance hall.

Service charges

Length of Lease: 105 years remaining
Annual Ground Rent Amount: £403
Annual Service Charge: £4131

Outside

Communal Gardens

The grounds are communal with areas of lawn, mature trees and shrubs, water tap, lighting, storage bin area, there is also a large terrace.

Parking

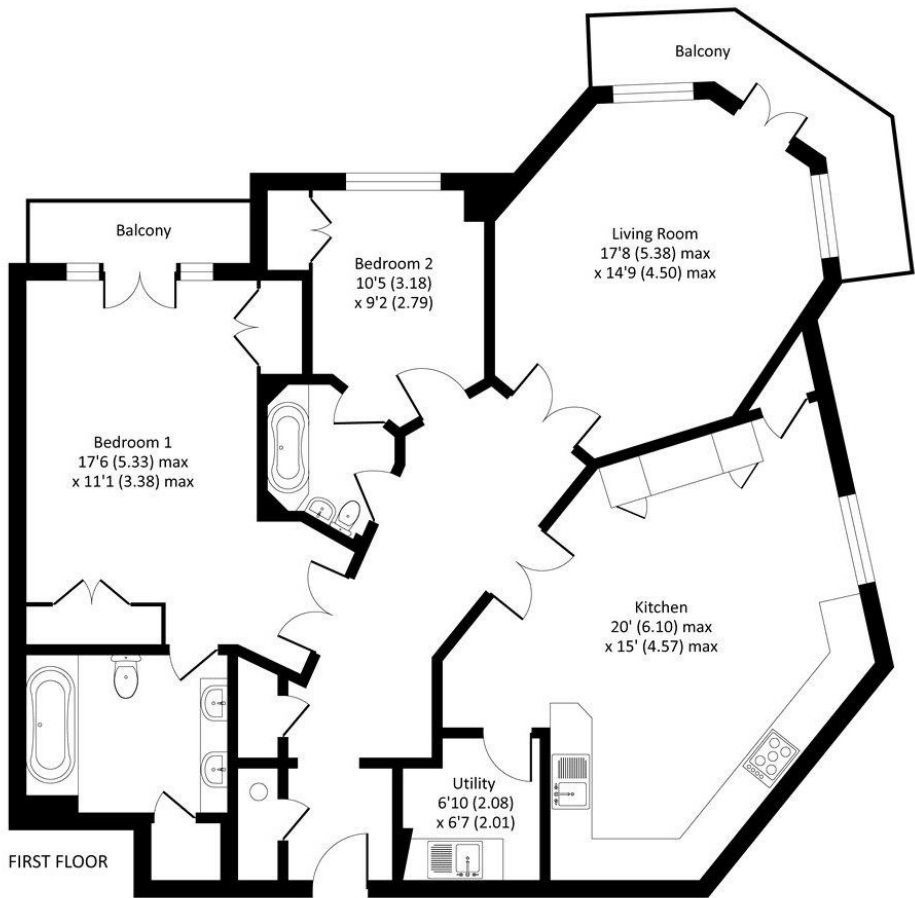
There are two electronically operated gates leading to the property and underground parking where there are two allocated spaces and enclosed lockable storage cupboard.



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Approximate Area = 1234 sq ft / 115 sq m

For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(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	

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