Boasting beautifully refurbished, turnkey accommodation, this home is perfect for downsizers, professionals, or anyone seeking easy access to London. The bright, open-plan kitchen was recently fitted and includes 'Neff appliances (oven and microwave) as well as a full height fridge. The living and dining areas create an inviting atmosphere with downlighters throughout making it an ideal space for entertaining or relaxing, with direct access to a sunny, south-facing private balcony. The primary bedroom features a sleek en-suite shower room. The second double bedroom benefits from a built-in wardrobe and convenient access to a contemporary family bathroom (off the hallway). The accommodation includes new radiators throughout and a recently installed boiler in addition to new UPVC double glazing to all windows.

Additional benefits include a secure garage in a nearby block, perfect for parking or extra storage, and the peace of mind that comes with a share of freehold in this well-maintained, lift-serviced building. The gated development is surrounded by attractive communal gardens, combining privacy with a strong sense of community.

Located just a 10-minute walk from Gerrards Cross High Street and train station, enjoy direct rail services to London Marylebone in approximately 18 minutes. You'll also be close to picturesque green spaces, boutique shops, cafes, and highly regarded restaurants, offering the perfect blend of countryside charm and commuter convenience.

Oakwood
Estates

Property Information

- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **RECENTLY REFURBISHED**
- **BALCONY**
- **GATED ACCESS**
- **EPC- C**
- **2 BATHROOMS**
- **WALKING DISTANCE TO GERRARDS CROSS STATION**
- **SHARE OF FREEHOLD - 938 YEARS REMAINING**
- **COUNCIL TAX BAND E**
- **805 SQ FT**

Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage
x2	x1	x2	0	N	Y

Lease Information

We understand from the vendor that the property is held on a share of freehold (with a 938 year lease) and a service charge of approximately £2900 per annum.

Rental Yield

We estimate the property to achieve £1,800 pcm, equating to a 4.55% yield.

Adaptions

- New ceilings throughout with downlighters
- Replastered
- Refitted kitchen with 'Neff' appliances
- New radiators
- Recently installed boiler

Local Area

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire, England. It is situated approximately 20 miles west of central London and is known for its affluent residential areas and upmarket shops and restaurants. The town has a population of around 8,000 people and is well-connected to London by both road and rail, with regular train services to London Marylebone taking 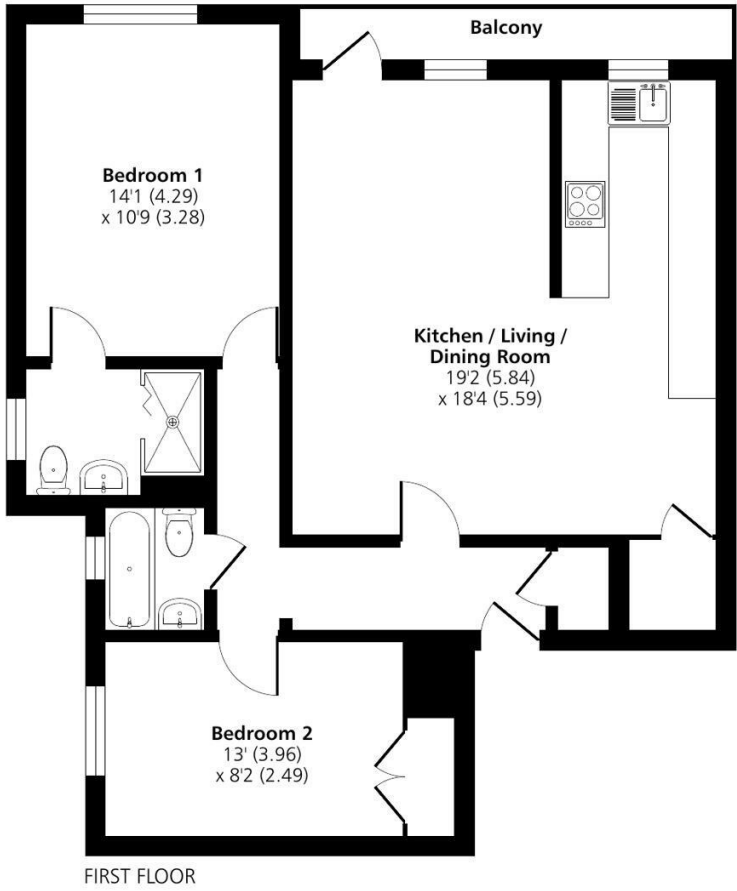around 20 minutes. Gerrards Cross is also surrounded by beautiful countryside, including the Chiltern Hills, which offer opportunities for outdoor activities such as walking and cycling.

Leisure

Gerrards Cross offers a variety of leisure activities from scenic walks and cycling routes in the surrounding countryside to golf and tennis clubs, fitness centers. The town center boasts a range of upmarket shops and restaurants, making it an excellent place for shopping and dining. For a luxurious movie-watching experience, there is the Everyman cinema. Whether you're looking for an outdoor adventure, a fitness session, or a relaxing day out, Gerrards Cross has plenty of options to choose from.

Council Tax

Band E

Floor Plan

Bulstrode Court, Gerrards Cross, Buckinghamshire, SL9

Approximate Area = 805 sq ft / 74.7 sq m
For identification only - Not to scale

N

Balcony

Bedroom 1
14'1 (4.29) x 10'9 (3.28)

Kitchen / Living / Dining Room
19'2 (5.84) x 18'4 (5.59)

Bedroom 2
13' (3.96) x 8'2 (2.49)

FIRST FLOOR

Certified Property Measurer — RICS

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheom 2024.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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