

rodgers  
estate agents



## South Park

Gerrards Cross, Buckinghamshire, SL9 8HE



## £500,000 Share of Freehold

A beautiful presented second floor apartment, situated within walking distance of the centre of Gerrards Cross, with its local shops and restaurants and the Railway Station making this apartment an ideal choice for the commuter. Long Gables is a modern development of quality apartments, built in 2006 by Shanly Homes and this particular property is offered to the market with no onward chain. The apartment itself is tastefully presented with an entrance hall leading to the lounge. The kitchen/breakfast room has a comprehensive range of high gloss base and wall units, granite work surfaces and integrated appliances. The two bedrooms have built in storage; the master having an en suite shower room, and a further full bathroom. Further features include underground parking with two allocated spaces, security entry phone system, lift to all floors, under floor heating, attractive landscaped communal gardens and a modern finish throughout.

### Ground Floor

#### Communal Entrance Hall

Video entry system and lift, Stairs rising to the second floor, Door to:

#### Entrance Hall

Cupboard housing Mega flow hot water cylinder with slatted shelving. Store cupboard. Skylight providing natural light. Down lighters. Double doors leading to:

### Lounge

17' 10" x 12' 2" (5.44m x 3.71m) Double glazed window over looking front aspect. Downlighters. Smoked glass partition and archway leading to:

### Kitchen / Breakfast Room

17' x 9' 6" (5.18m x 2.90m) Well fitted with high gloss wall and base units. Granite worktop and splash backs. One and a half bowl stainless steel sink unit with mixer tap and pull out spray tap. Built in Siemens electric hob with brushed steel splash back and extractor hood over. Fitted oven. Fitted microwave. Hidden under unit lighting. Integrated washing machine/ dryer. Fitted slim line dishwasher. Built in fridge and freezer, Ceramic tiled floor. Down lighters. Double glazed window over looking front aspect. .

## Bedroom 1

11' 5" x 10' 9" (3.48m x 3.28m) Fitted triple slide robes with shelving. Double glazed window over looking front aspect. Sliding door to:

## En-Suite Shower Room

Fully tiled with a contemporary white suite comprising low level w.c with concealed cistern, wash hand basin with mixer tap and walk in shower. Heated chrome towel rail. Shaver's point. Down lighter. Extractor fan. Ceiling skylight, Tiled floor.

## Bedroom 2

11' 6" x 8' 8" (3.51m x 2.64m) Built in double slide robes with shelving. Velux roof light.

## Bathroom

Majority tiled with a contemporary white suite comprising low level w.c with concealed cistern, wash hand basin with mixer tap and metal bath. Tiled floor. Velux roof light. Shavers point. Heated towel rail. Down lighters. Extractor fan.

## Outside

### Communal Gardens

The property enjoys very pretty communal gardens with well planted flower and shrub borders and attractive lawned areas. There is visitor parking to the front of the property and the property enjoys electric gated access.

### Allocated Parking

underground garage parking with two allocated spaces

## Lease

Share of the freehold

## Service Charge

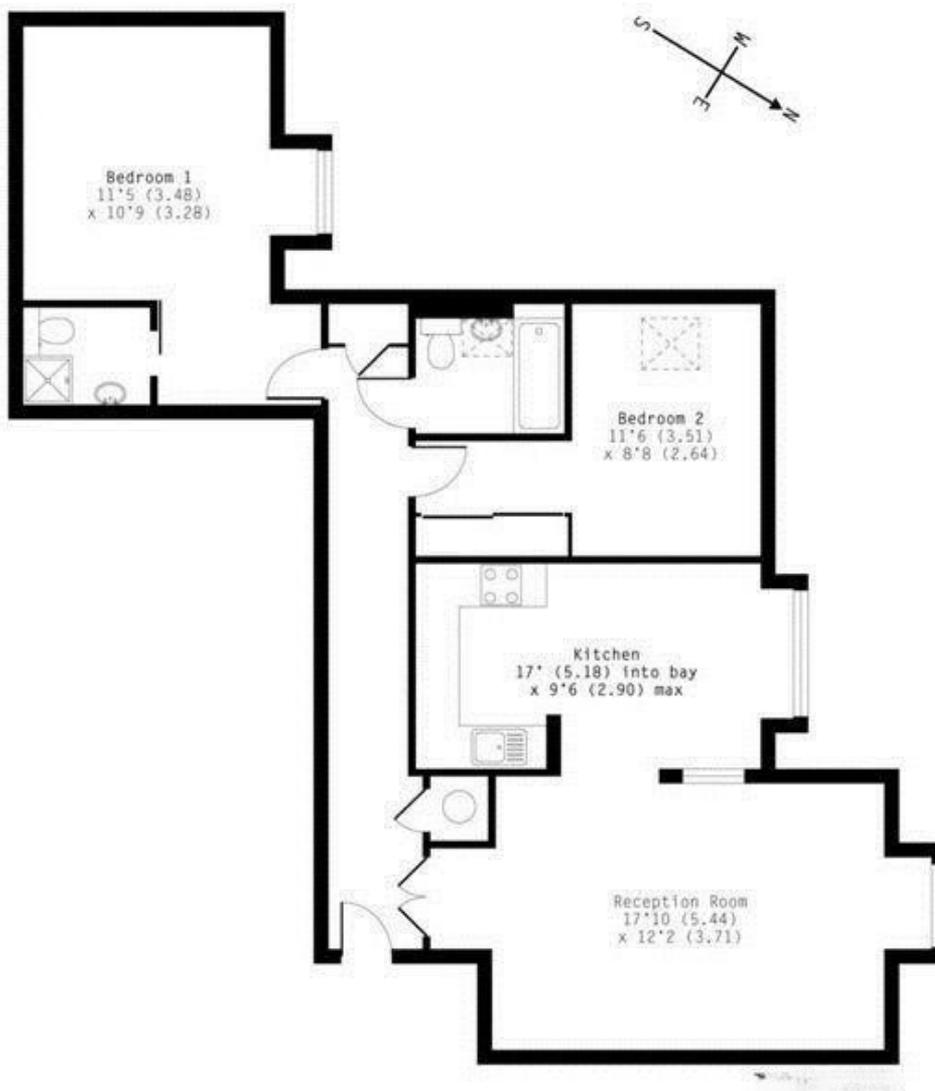
£3,300 per annum a year paid six monthly £1,650. .



# 14 Long Gables South Park

APPROX. GROSS INTERNAL FLOOR AREA 957 SQFT / 88.9 SQM

NOT TO SCALE



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com