

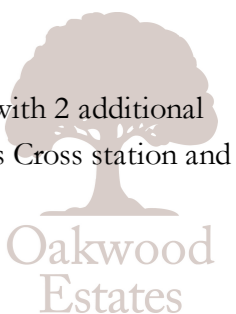


This elegant three-bedroom apartment is part of an exclusive development featuring three high-quality properties. The interior boasts a sophisticated design with ceramic tiled flooring flowing seamlessly throughout, enhanced by downlighters, bespoke doors, and chrome fittings, resulting in a stunning and contemporary aesthetic. The cleverly designed layout encompasses a spacious open-plan sitting, dining, and kitchen area, providing a cohesive yet distinct ambiance. The well-equipped kitchen includes built in fridge/freezer.

The kitchen features attractive units complemented by extensive granite work surfaces, incorporating a double bowl stainless steel sink unit, a 5-ring gas hob with an extractor hood above. The accommodation also includes a thoughtfully designed cloakroom with a low-level WC and a floating tabletop-style wash basin. Additionally, there is a separate laundry room with plumbing for a washing machine, a vent for a tumble dryer, and a large built-in cupboard housing the boiler and Megaflow hot water storage system.

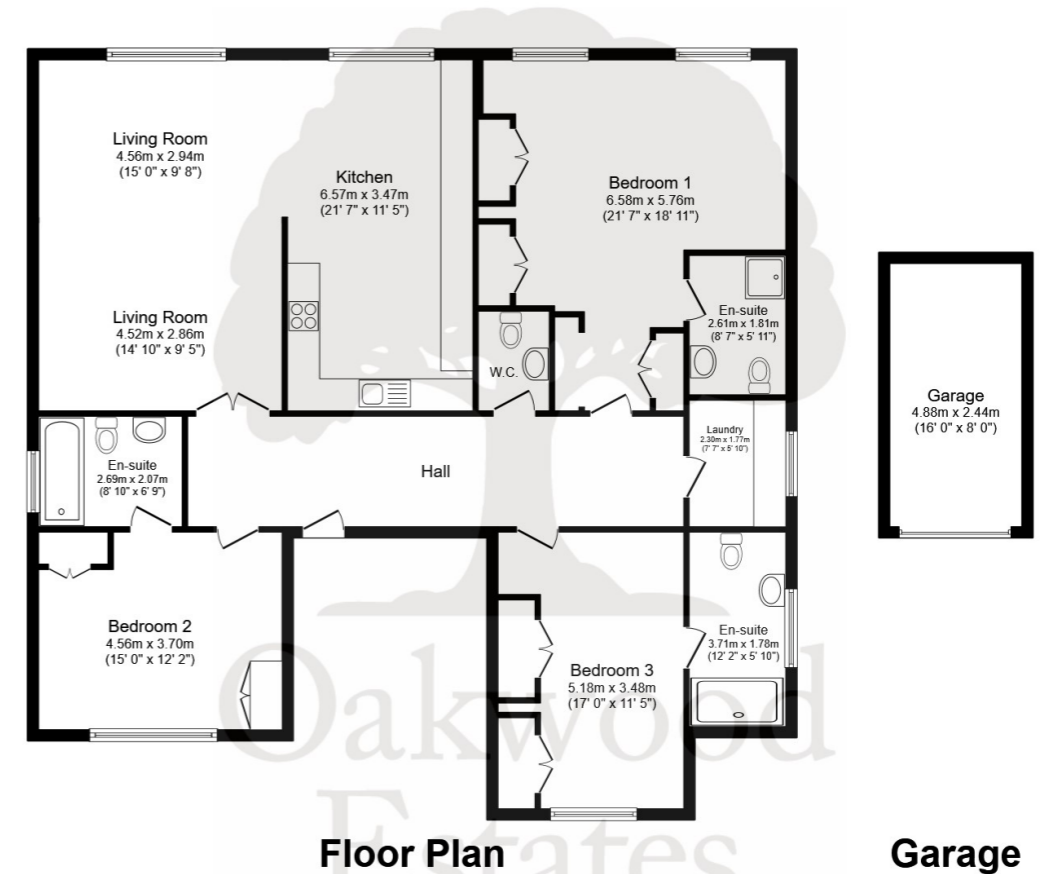
The three generously sized double bedrooms are equipped to a high standard, any of which could serve as a luxurious master suite. All bedrooms boast en-suite facilities.

Externally the property has a communal garden shared with only two other apartments. Along with 2 additional parking spaces the property also comes with the garage and is within walking distance to Gerrards Cross station and High Street



-  3 BEDROOMS
-  LARGE OPEN PLAN KITCHEN & LIVING ROOM
-  GARAGE & PARKING
-  EPC- B
-  COUNCIL TAX BAND- G
-  EN SUITE BATHROOMS
-  COMMUNAL GARDEN
-  DUAL ACCESS
-  1907 SQ FT
-  NO ONWARD CHAIN

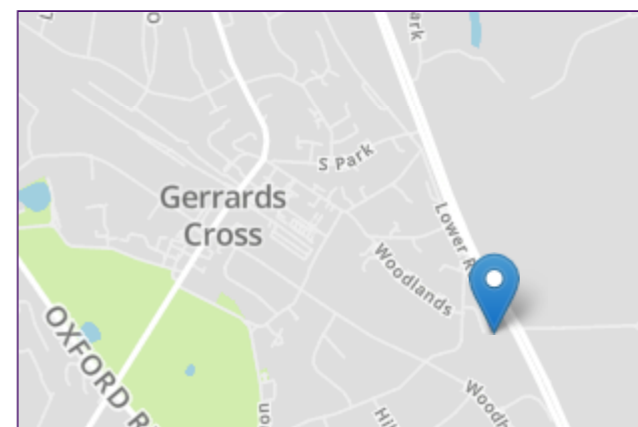
					
x3	x1	x4	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 177.2 sq.m. (1,907 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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	

**Lease Length**

It is our understanding that the lease is 125 years from 2006.

**Location**

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.

**Location**

Gerrards Cross offers a variety of leisure activities from scenic walks and cycling routes in the surrounding countryside to golf and tennis clubs, fitness centres, and a public swimming pool, there's something for everyone. The town centre boasts a range of upmarket shops and restaurants, making it an excellent place for shopping and dining. For a luxurious movie-watching experience, head to 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.

**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.

**Wifi**

High-speed fibre internet capable of 900MBP

**Council Tax**

Band G