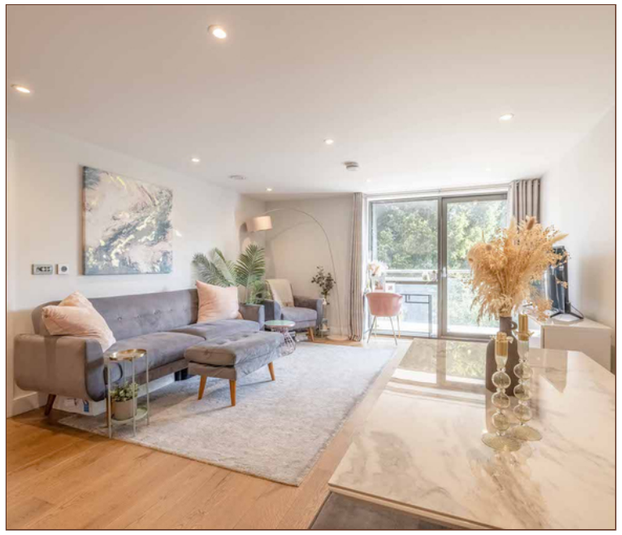
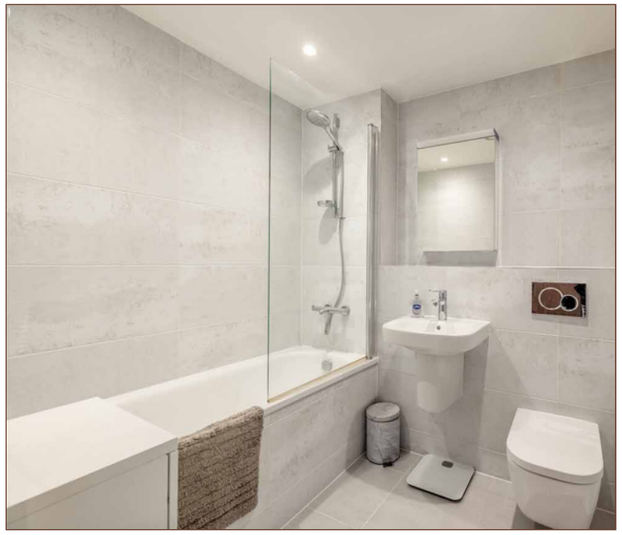
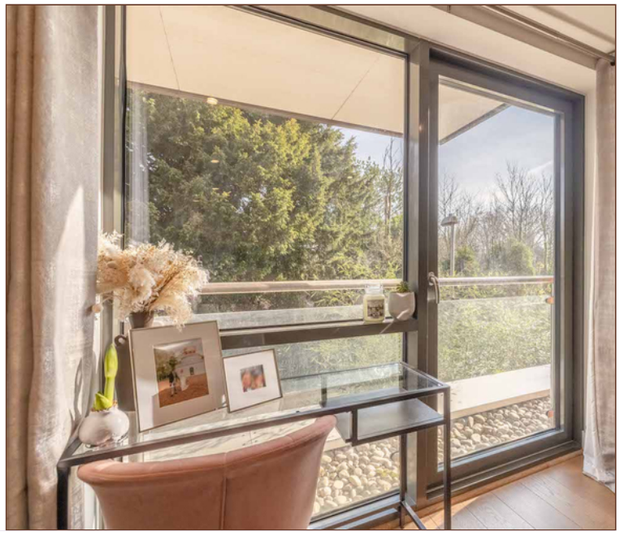






This exceptional first-floor apartment is part of a sought-after, modern development, offering an exclusive selection of contemporary one and two-bedroom apartments and penthouses, all designed with convenience and style in mind. A stylish communal entrance hall provides access to stairs and a lift, ensuring effortless access to all floors.

Inside, the apartment features a welcoming entrance hall with built-in storage cupboards and easy access to all rooms. The open-plan living area is perfect for both relaxation and entertaining, with a sleek fitted kitchen equipped with a range of handleless base and eye-level units, elegant Silestone work surfaces, and top-of-the-line Neff appliances. This space also offers access to a private Juliette balcony, extending your living area outdoors. The generously sized double bedroom comes with fitted wardrobes, offering both practicality and style, while the luxury modern bathroom provides a tranquil space to unwind. Additional benefits include secure, undercover allocated parking, and ensuring parking is always convenient and hassle-free.

We understand that the current lease length is circa 243 years remaining and has an annual service charge of C. £2200 P/A with a ground rent of C. £350

Being sold with no onward chain.

Oakwood Estates

Property Information

- 1 BEDROOM APARTMENT
- ALLOCATED PARKING (SECURE)
- OPEN PLAN LIVING
- INTERCOM ENTRY SYSTEM
- COUNCIL TAX BAND- E
- JULIET BALCONY
- WALKING DISTANCE TO GERRARDS CROSS TOWN CENTRE
- LIFT ACCESS
- EPC- B
- 556 SQ FT

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

Local Area

Gerrards Cross is a charming town located in Buckinghamshire, England. It's known for its picturesque surroundings, and a mix of historical and modern architecture. The town features a variety of amenities, including shops, restaurants, and schools, making it a desirable place to live.

One of the notable aspects of Gerrards Cross is its close proximity to London, making it a popular choice for commuters. The town is well-connected by rail, with Gerrards Cross railway station offering direct services to central London. The area is also home to beautiful parks and green spaces, such as the scenic Bulstrode Park and nearby nature reserves.

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.

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, and a public swimming pool, there's something for everyone. 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, 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.

Rental Yield

We estimate that the rental yield on this property to be £1,500 PCM totalling a gross yield of 5.14%

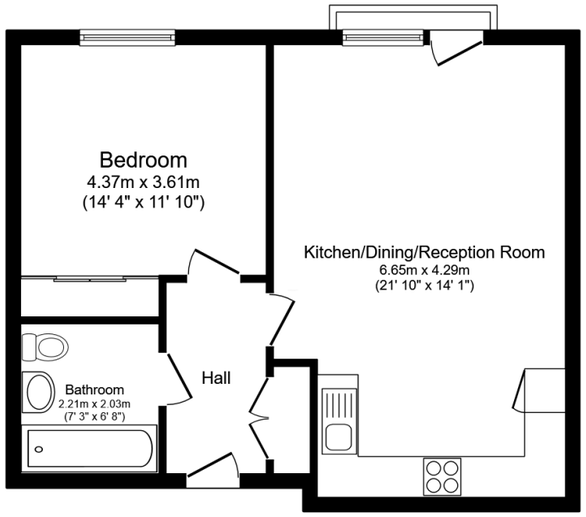
Leasehold Information

Term - 243 years remaining
Ground Rent - £350 per annum
Service Charge - £2200 per annum

Council Tax

Band E

Floor Plan



Floor Plan
Floor area 51.7 m² (556 sq.ft.)

TOTAL: 51.7 m² (556 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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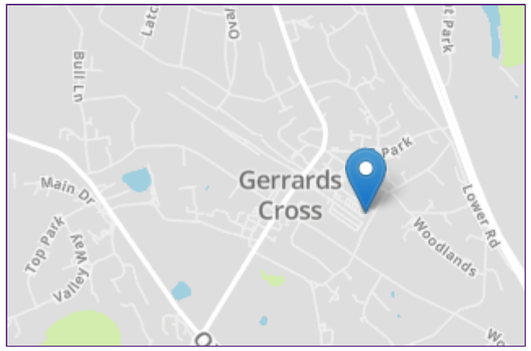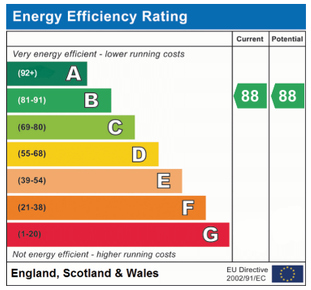
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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.