



This apartment offers contemporary living in a prime location, set within a well-maintained building in the heart of Gerrards Cross.

Upon entering, you are welcomed by a spacious entrance hall featuring integrated storage and hardwood flooring, which flows seamlessly throughout the apartment. To the left is the principal bedroom, a generous double room with rear-aspect views and freestanding storage.

The heart of the home is the open-plan kitchen/reception room. The kitchen is well-appointed with a range of floor and eye-level units, an oven, four-ring hob and space for a fridge/freezer. The reception area is bright and spacious, centred around a feature front-aspect bay window, with ample room for a large sofa alongside bespoke cabinetry and shelving, making it ideal for both relaxing and entertaining.

The property is completed by a modern bathroom, finished to a high standard and comprising a bathtub with shower attachment, basin and W/C.

Ideally positioned just moments from local shops and amenities, the property is also within easy reach of Gerrards Cross railway station, offering direct links into London. This makes it an excellent opportunity for commuters, first-time buyers or as a rental investment.



Property Information

-  CRICA 138 YEARS LEFT ON LEASE
-  ONE BEDROOM APARTMENT
-  CENTRAL GERRARDS CROSS LOCATION
-  SHORT WALKING DISTANCE TO TRAIN STATION
-  OPEN PLAN LIVING
-  GREAT FIRST TIME BUY
-  EPC - C
-  COUNCIL TAX BAND - C

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

Lease Details

Length of Lease: 138 years

Service Charge: TBC

Ground Rent: TBC

Local Area

Gerrards Cross is a small town located in the South Bucks district of Buckinghamshire. 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.

Transport Links

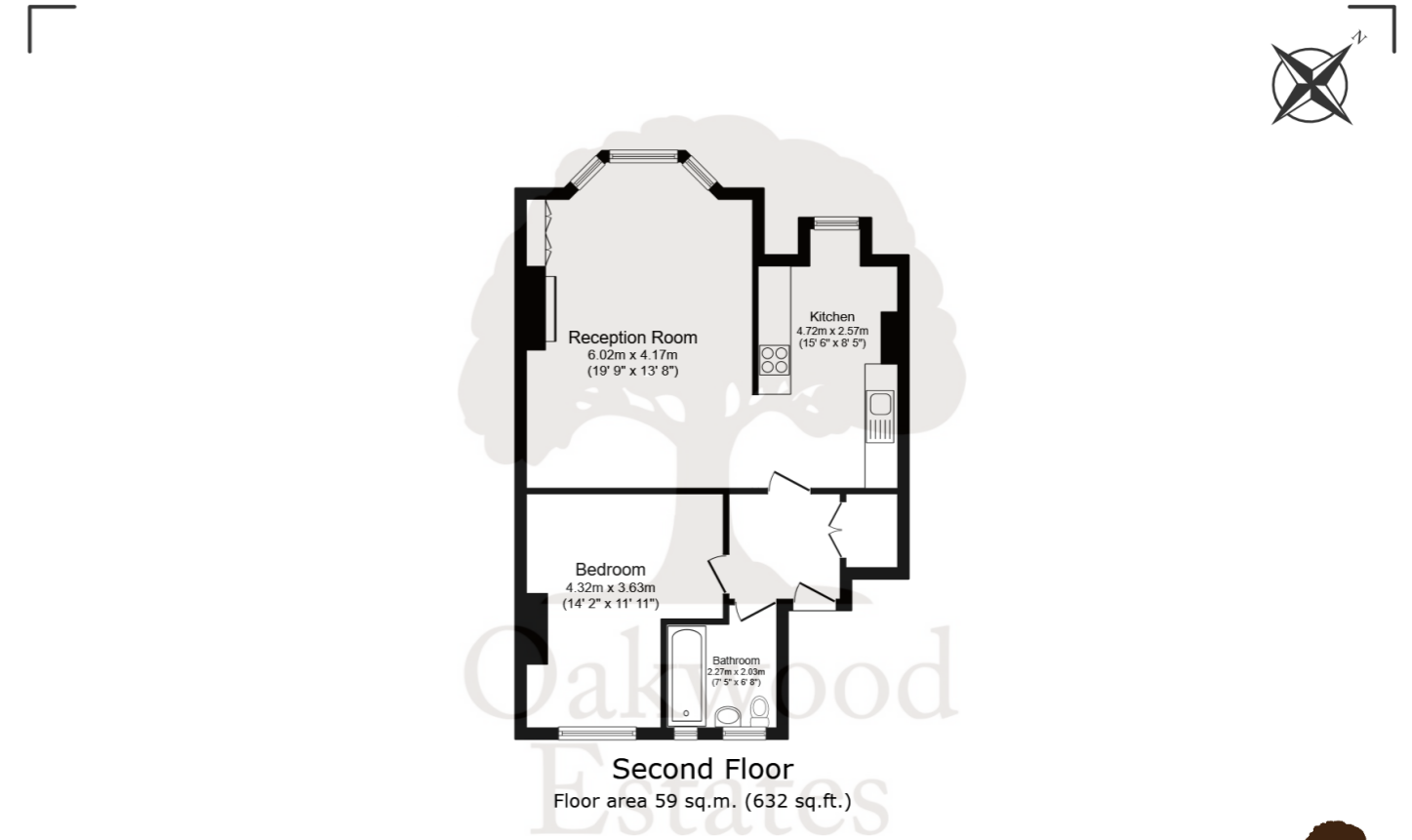
Gerrards Cross has excellent transport links that make it easy to get around the town and to other

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.

Council Tax

Band C

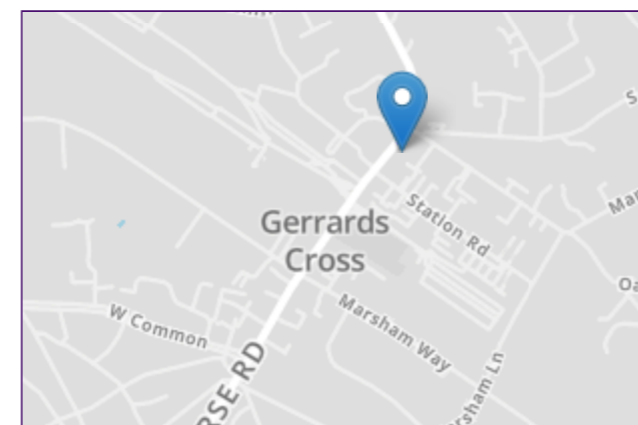
Floor Plan



Total floor area: 59 sq.m. (632 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

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		
(69-80)	C	69	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	