



An inviting two-bedroom, one-bathroom property nestled on Station Road, perfectly positioned within walking distance of Gerrards Cross High Street and the station. Offering unparalleled convenience, this residence ensures seamless access to London Marylebone, making it an ideal choice for those who value both comfort and connectivity.










The living room is to your left as you enter the property and move up the stairs. The living room has a brilliant feature wall and has room for a dining space too. The kitchen has floor and eye-level units allowing for ample storage. The bathroom comprises of a bath/shower, toilet, and basin.

The property is a great rental investment or first-time purchase due to the zero service charges and ground rents.

It is our understanding that the remaining lease length is circa 142 years.



Property Information

-  2 BEDROOM TOP FLOOR APARTMENT
-  WALKING DISTANCE TO GERRARDS CROSS TOWN CENTRE
-  RENTAL INVESTMENT
-  COUNCIL TAX BAND- C
-  787 SQ FT
-  1 BATHROOM
-  GREAT FIRST TIME BUY
-  NO GROUND RENT OR SERVICE CHARGE
-  EPC- E

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

Area

Gerrards Cross is a town in the South Bucks district of Buckinghamshire, England. It is located approximately 25 miles to the west of London and is a popular commuter town due to its proximity to the capital. The town has a population of around 8,000 people and is known for its affluent residential areas, shopping and dining options, and beautiful countryside. Gerrards Cross is also home to a number of notable landmarks and attractions, including St. James's Church, the Colston Hall, and the Gerrards Cross Memorial Centre.

Leisure

The town's beautiful surroundings include parks and open spaces that are perfect for activities such as walking, jogging, or picnicking. The Gerrards Cross Common, situated in the heart of the town, is a particularly popular spot for locals and visitors alike.

For those looking to indulge in some culinary delights, Gerrards Cross has a diverse range of restaurants to choose from. There are options to suit all tastes and preferences, including fine dining, gastro pubs, and ethnic cuisine. The town's dining scene offers a unique blend of traditional and modern flavors, making it a destination of choice for foodies.

Sports enthusiasts will also find plenty of opportunities for leisure activities in Gerrards Cross. There are several sports clubs and facilities in the town, including tennis, cricket, rugby, and football clubs. There are also several gyms and fitness centers for those looking to maintain an active lifestyle.

Transport

Gerrards Cross has a well-developed transportation system that makes it easy to travel to and from the town. The town is located close to major roads such as the M25, M40, and A40, providing easy access to other parts of the country. This makes it an ideal location for commuters who need to travel to and from London, which is only 25 miles away.

The town is also served by a railway station, which is located on the Chiltern Main Line. The line runs from London Marylebone to Birmingham, with trains running regularly between Gerrards Cross and London. The journey time between Gerrards Cross and London is around 20-30 minutes, making it an ideal location for those who need to commute to the capital for work or leisure.

In addition to the railway station, there are several bus routes that serve Gerrards Cross. These routes connect the town to nearby towns and villages, as well as larger towns such as High Wycombe and Uxbridge. This makes it easy to travel around the local area and beyond, without the need for a car.

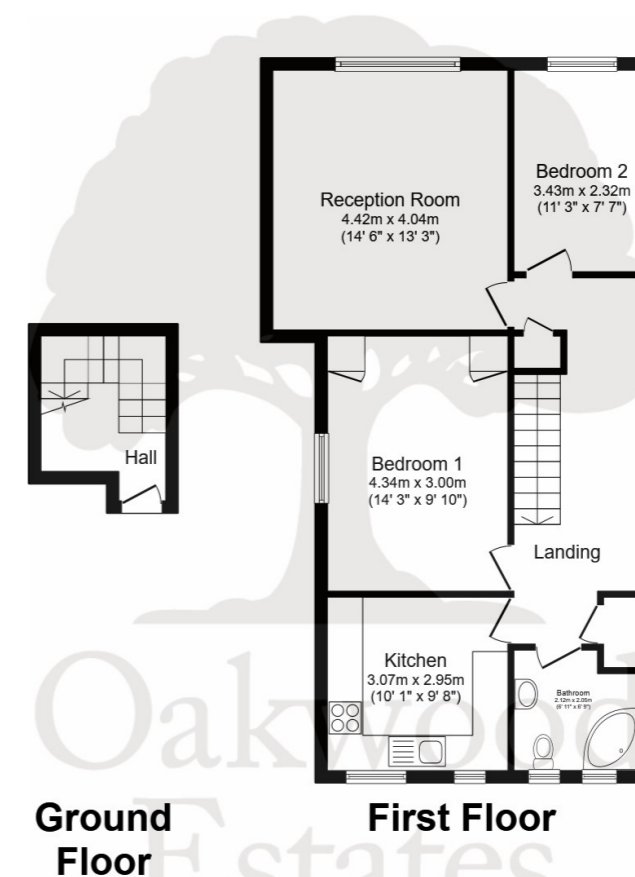
Rental Yield

We value the rental amount of this property to be £1,500 PCM - 4.45% Gross Yield.

Council Tax

Band C

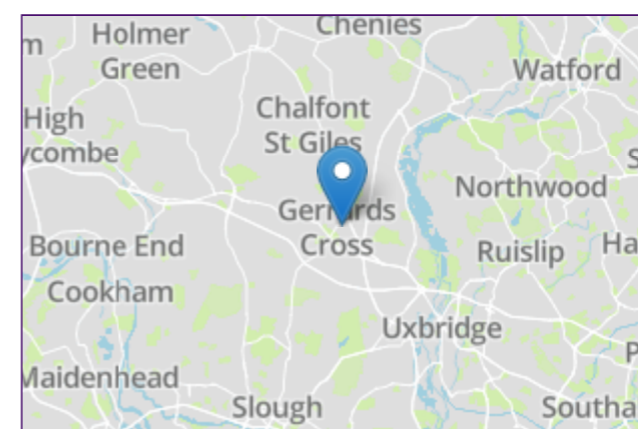
Floor Plan



Total floor area 73.1 sq.m. (787 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		
(69-80)	C		76
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			