



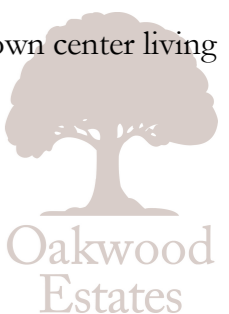
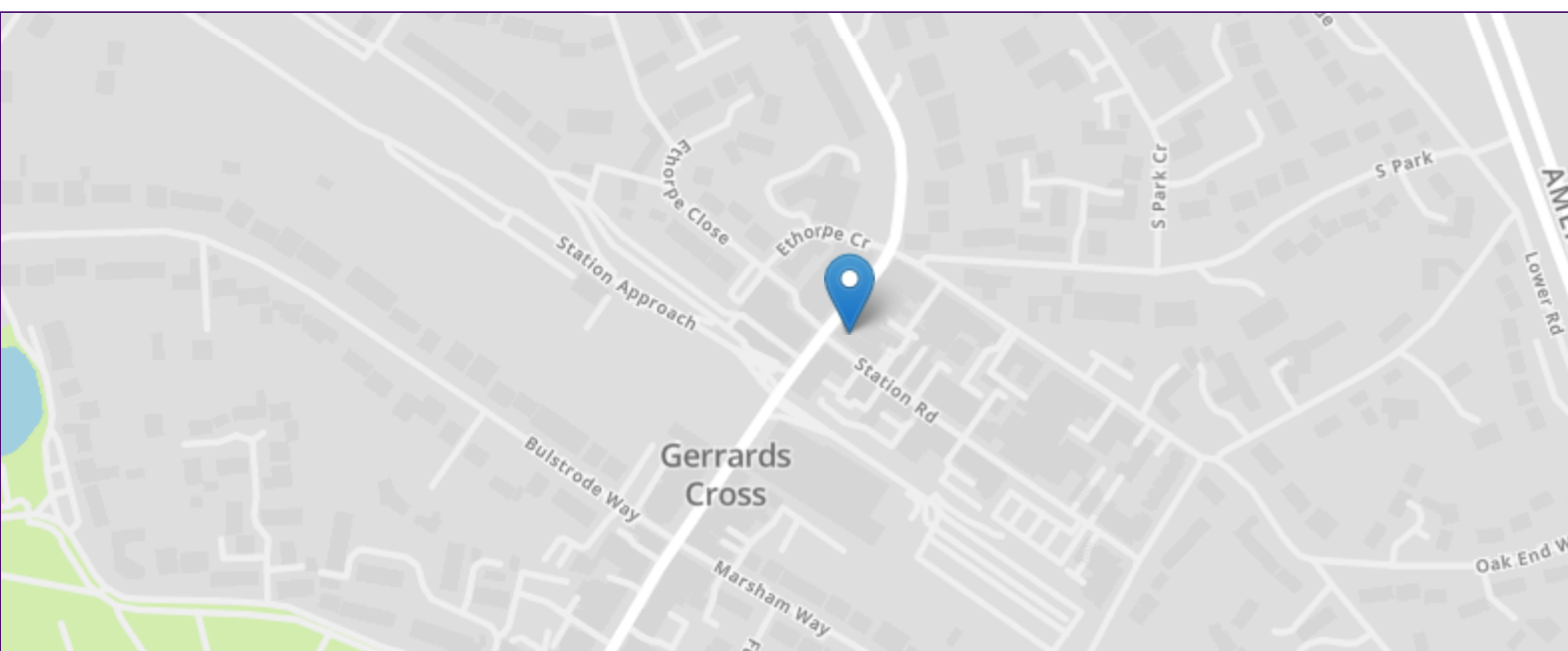
This apartment offers contemporary living in a prime location. Situated on the top floor of a well-maintained building, the property boasts fantastic views of the surrounding area.










The apartment comprises a spacious living room with large windows that flood the space with natural light, a fully fitted modern kitchen with integrated appliances, a luxurious bathroom, and a generously sized bedroom. The property also benefits from ample loft space.

The property benefits from its central location, the vibrant Gerrards Cross town center, which offers an array of restaurants, cafes, and shops. It is also conveniently located close to Gerrard's Cross train station, providing excellent transport links to London and beyond.

Additional features include central heating and an intercom system.

This flat is perfect for professionals, couples, or individuals who want to enjoy the best of town center living with excellent access to London.



-  1 BED TOP FLOOR APARTMENT
-  EPC- E
-  CENTRAL LOCATION
-  GROUND RENT- TBC
-  SERVICE CHARGE- £1200
-  COUNCIL BAND - C
-  INTERCOM ENTRANCE SYSTEM
-  ENSUITE + GUEST WC
-  LEASE- 119 YEARS NEW

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

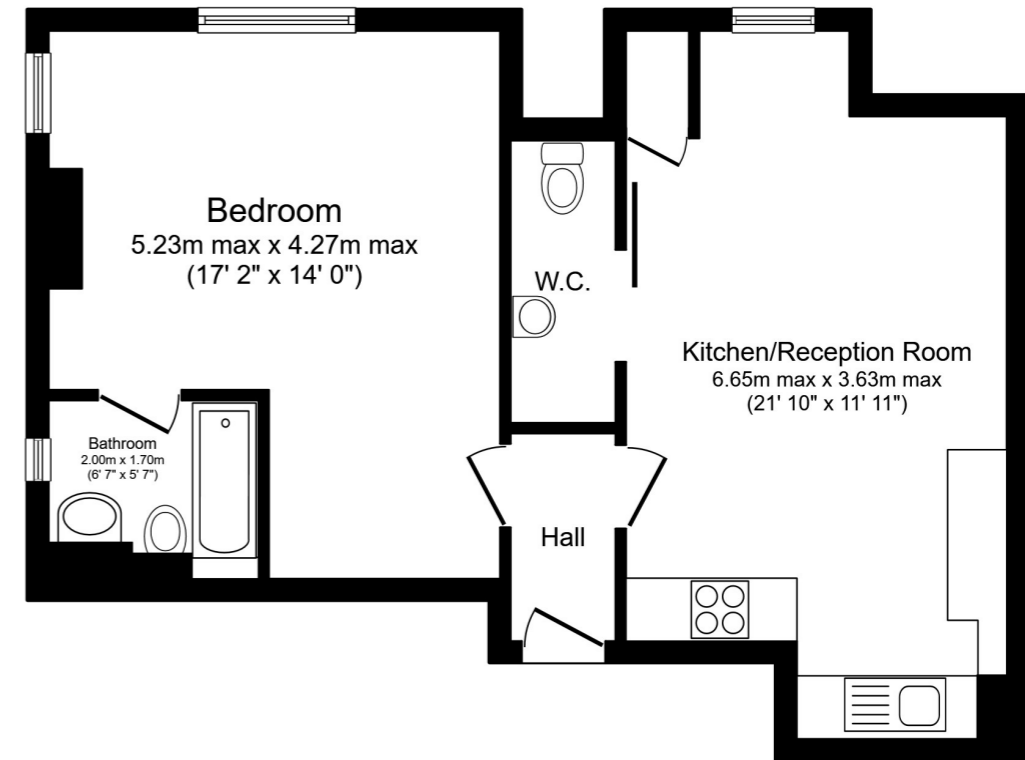
Gerrards Cross has a well-developed transportation system that makes it easy to travel to and from the town. The town is located close to major roads such as the M25, M40, and A40, providing easy access to other parts of the country. This makes it an ideal location for commuters who need to travel to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

Council Tax

Band C

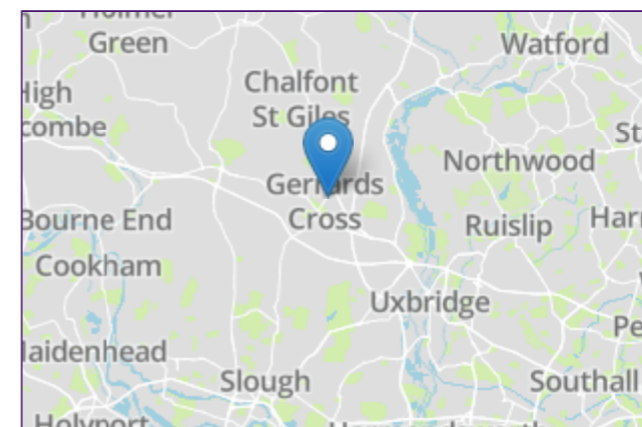


Floor Plan

Total floor area 49.9 sq.m. (537 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	30	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			