

# Grange Road

Gerrards Cross • Buckinghamshire • SL9 9FS

Guide Price: £410,000



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Offered to the market is this modern and newly two bedroom, two bathroom apartment located within a new development in the ever popular Chalfont St Peter area. The property provides easy access to Chalfont High Street, and is just a few minutes drive from Gerrard's Cross, Beaconsfield and the M40/M25/A40 Motorways. The property is built to a high spec in fantastic condition offering a great opportunity for first time buyers and investors alike.

Two bedroom apartment

Fantastic condition throughout

Great first time buyer opportunity

Two bathrooms

Allocated parking

Fantastic location

Great investment opportunity

Nearby to local amenities

Easy access to numerous transport links

Closeby to highly regarded schools

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

A modern and immaculately presented two bedroom apartment located on a sought after development moments away from local amenities. With sleek finishes throughout the accommodation is ready to move into and perfect for sophisticated living with convenient easy and versatile spaces arranged over one spacious single level. On entering the apartment there is a spacious entrance hallway which leads all the way through to the open plan kitchen/living area providing ample space for a dining area. Furthermore there is a large master bedroom complete with en-suite and a further 13ft second bedroom. The apartment is completed by an impressive family bathroom which benefits from a neutral colour scheme and high quality sanitary ware. This apartment is flawlessly presented and offers gracious interiors that have been designed to radiate a relaxed, effortless lifestyle.

### Outside

To the outside of the property there is allocated parking and well maintained landscaped communal gardens. For families, there is a private playing field neighbouring the block. The property also benefits from an allocated parking space along with ample visitor parking throughout the development and surrounding areas.

### Location

Ranulf Court is set within walking distance of Chalfont St Peter village centre with all of its shops and facilities and ideally located for Gerrards Cross village centre and the mainline railway station serving London Marylebone (journey time approximately 20 minutes). The property also benefits from a short drive away to the A40 / M25.



### Schools:

Chalfont St Peter CofE Academy 0.2 miles  
 The Chalfonts Community College 0.5 miles  
 Chalfont St Peter Infant School 0.5 miles



### Train:

Gerrards Cross Station 1.2 miles  
 Denham Golf Club Station 2.5 miles  
 Seer Green Station 2.1 miles



### Car:

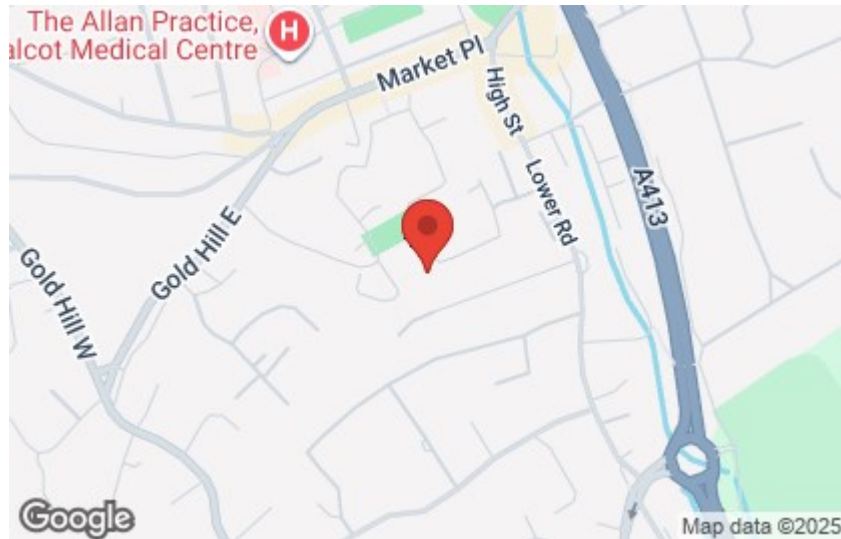
M4, A40, M25, M40



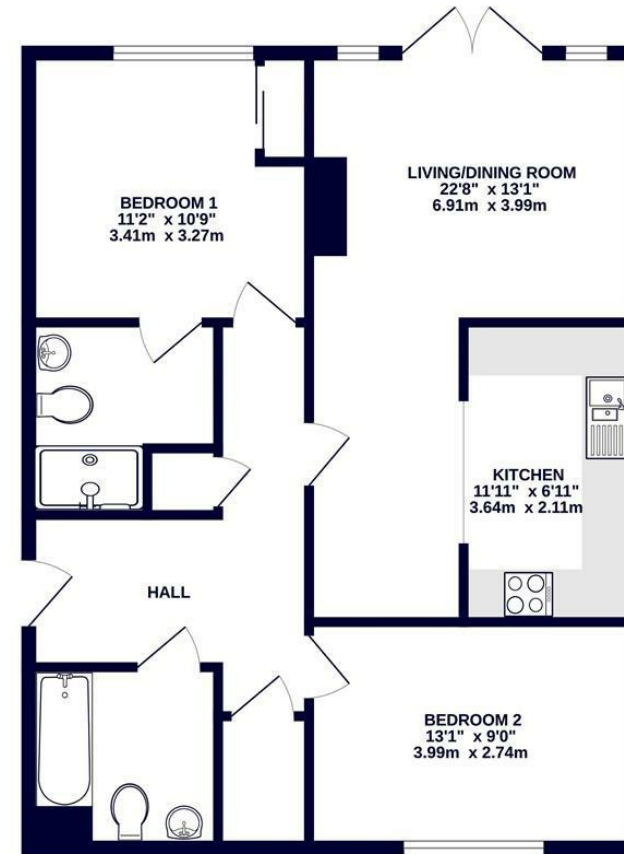
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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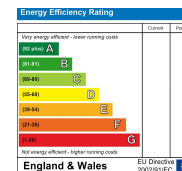
**coopers**  
 est 1986

01895 257 566

1 Vine Street, Uxbridge,  
 Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk



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