

Lower Road

Gerrards Cross • Buckinghamshire • SL9 8DQ
Guide Price: £560,000



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Offered to the market is this stunning, high specification two bedroom two bathroom modern apartment with a fantastic private terrace space. Lower House is situated behind private gates with ample parking for residents and visitors within the private driveway. This stunning new development is offered to the market chain free and allows a brilliant opportunity for a first time buyer or an investor looking for a brilliant annual return. This home benefits from a bespoke fitted kitchen, two fully fitted bathrooms, bluetooth surround system throughout along with video intercom system.

Two bedrooms / Two bathrooms

Private terrace space

High specification throughout

Neff fitted appliances

Gated development

Collection of four apartments

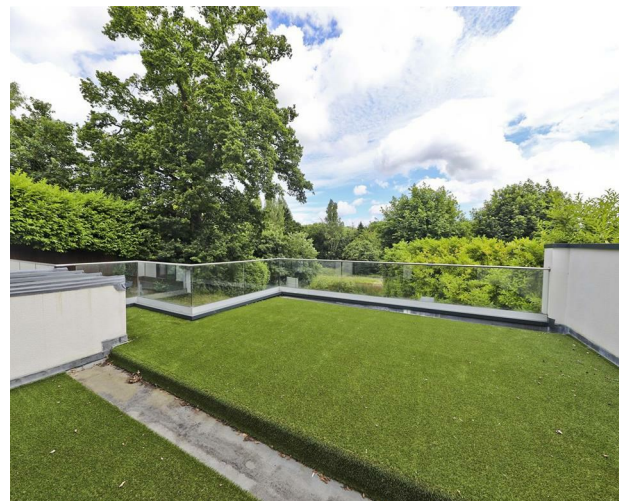
Secluded location

Video intercom system

Bluetooth surround system throughout

Bespoke fitted kitchen

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

Apartment four of Lower House offers the utmost elegance throughout the penthouse style apartment. The property comprises of two double bedrooms along with an en-suite bathroom to the master bedroom along with a further fitted bathroom. The two bedrooms come with direct access to a private balcony for the summer months. The modern high specification design flows through to the open plan kitchen / living space with a bespoke fitted kitchen with full integrated NEFF appliances along with engineered Oak Flooring throughout the kitchen and hallway spaces. The open plan area offers a great entertaining space with direct access onto the sun terrace allowing for further entertaining space through the summer months. The property comes fully fitted with bluetooth sound system and bluetooth electric heating throughout along with a video intercom system.

Outside

Lower House is set back in a gated driveway offering ample parking for residents and visitors behind private gates. This penthouse apartment also benefits from a sizable private terrace area with sole usage for this apartment. The private sun terrace spans across 21 feet wide offering a fantastic al'fresco space for entertaining guests.

Location

Lower House is situated just at the start of Lower Road just off the Amersham Road, only a stone's throw away from Gerrards Cross town centre. Gerrards Cross provides excellent day to day shopping facilities with the Chiltern Line railway (Marylebone 30 mins) a five minute walk. The property is also positioned to provide easy access to Denham Village and its amenities such as local shops, schools, post office and Denham Railway Station. Uxbridge Town Centre is located just over 3 miles away providing access to INTU and The Pavilions shopping centres, restaurants, bars and Uxbridge Tube Station (Metropolitan and Piccadilly lines) creating a direct route into London.



Schools:

Denham Village School 1.4 miles
The Gerrards Cross School 1.0 miles
St Marys School 2.0 miles



Train:

Denham Station 2.9 mile
Gerrards Cross Station 1.1 mile
Uxbridge Station 3.9 miles



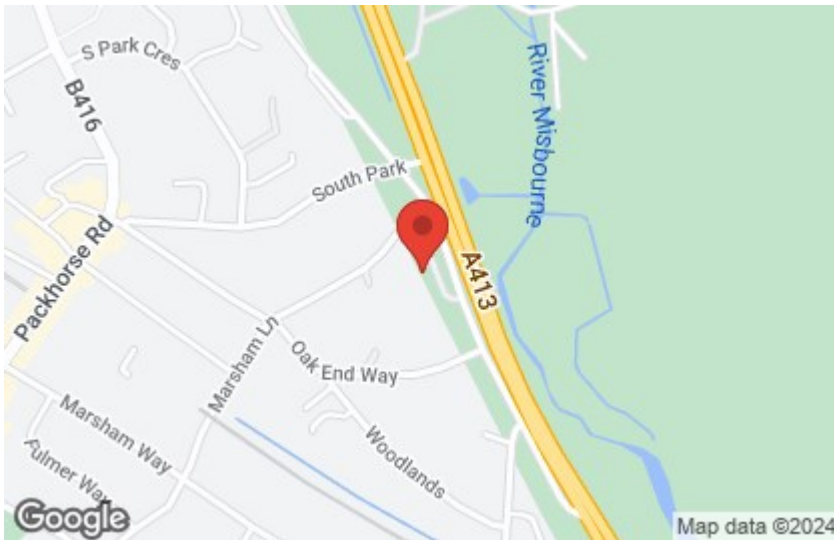
Car:

M4, A40, M25, M40

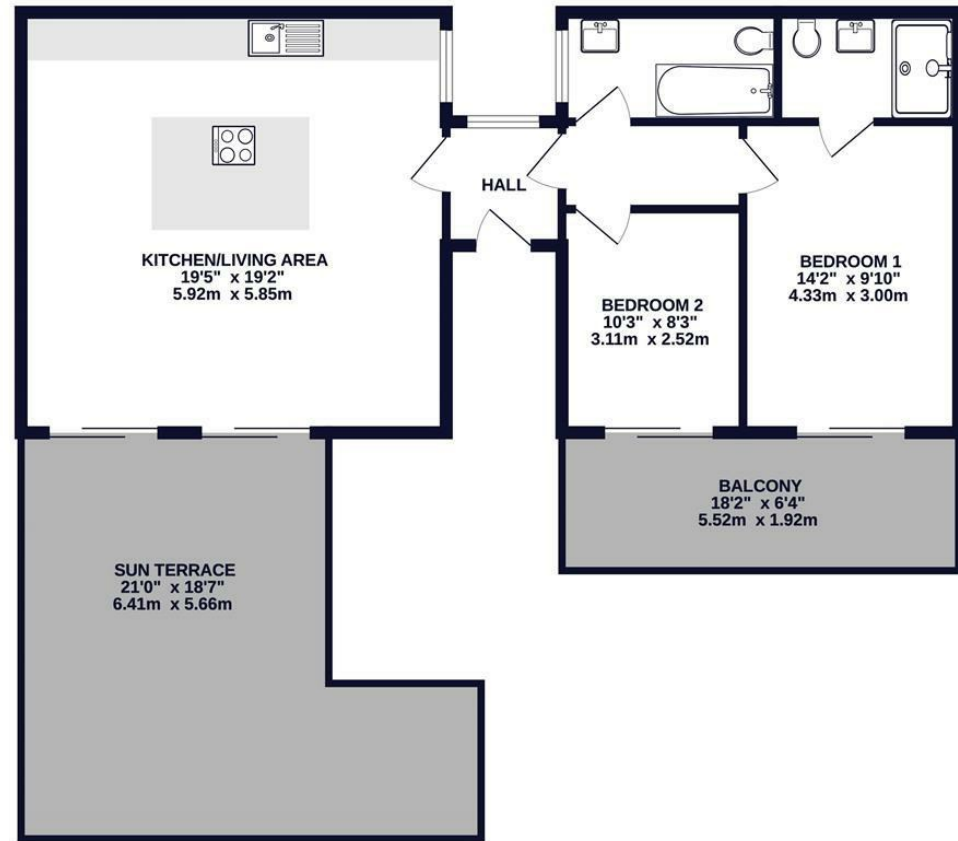


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



SECOND FLOOR 811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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 mis-statement. 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.