

# 2 Bathurst Walk

Iver • Buckinghamshire • SL0 9DG

Guide Price: £475,000



coopers  
est 1986

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A generously sized and luxurious two bedroom, two bathroom penthouse apartment, elegantly combining original character of the conversion with a modern contemporary twist, situated within the highly desirable 'Richings Park'. The accommodation stretches to an impressive 1286 sq. ft. and briefly consists of, a welcoming entrance hallway which flows to the spacious open plan 38ft x 23ft living/dining area leading to the modern fitted kitchen with ceramic tiles equipped with miele appliances and quartz worktops. The double aspect master bedroom is 21ft x 15ft with a three piece en-suite, the equally sizeable second bedroom is 16ft x 14ft and there is a family bathroom. Both bedrooms are carpeted and there is ample storage in the eaves, finally there is triple glazing throughout which creates a soundproof and well insulated property.

Two double bedrooms

Penthouse apartment

Family bathroom & en-suite

High quality kitchen with fitted appliances

Newly converted apartments

Allocated & gated parking space

Luxurious specification throughout

Ample eave storage

Walking distance to the station (Crossrail)

Fully private development of only 10 apartments

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.





#### **Directions**

From our office in West Drayton turn right onto station road, take the third right onto Swan Road and continue down past the green on your left until it becomes Mill Road. Continue following Mill Road through the width restriction as it becomes Thorney Mill Road. Continue down the road, over the M25 and then right at the mini roundabout, then take the second turning on the left into Bathurst Walk. Grand Approach can be found on the immediate left hand side.

#### **Situation**

Grand Approach is an exclusive and contemporary collection of just 10 one, two and three bedroom newly converted apartments. Ready made for relaxed easy living and superbly placed providing convenient access into London whilst still offering the balance of natural green spaces and outdoor parks. All of the apartments have been stylishly designed and immaculately presented throughout, boasting luxury finishes with a fresh and neutral decor. Only moments from Iver station which will benefit from the soon to be launched Crossrail network providing fast & frequent services across London. The High Street offers a number of shops & independent eateries whilst the vibrancy of Uxbridge town centre with its two shopping centres & multi screen cinema is just over 3 miles away.

#### **Description**

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#### **Outside**

The apartment has a private balcony which is accessible via the living room, there is also an allocated parking space which is surely gated.

#### **Disclaimer**

This brochure, and the description and measurements herein, do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications were taken from plans which were correct at the time of print. All plans contained within this brochure are not to scale. Room dimensions contained within this brochure were taken off plans in metric and are subject to tolerances of +/- 50mm. Imperial measurements are for guidance purposes only. Computer generated images (where shown) are for illustrative purposes only. The information, imagery and digital imagery contained within this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Details correct at time of print November 2021. All images remain the property of Coopers Residential.



**Schools:**

Iver Village Infant School 0.9 miles  
The Iver Village Junior School 1.0 miles  
St Catherine Catholic Primary School 1.2 miles



**Train:**

Iver Station 0.1 miles  
West Drayton Station 1.4 miles  
Langley Station 1.6 miles



**Car:**

M4, A40, M25, M40



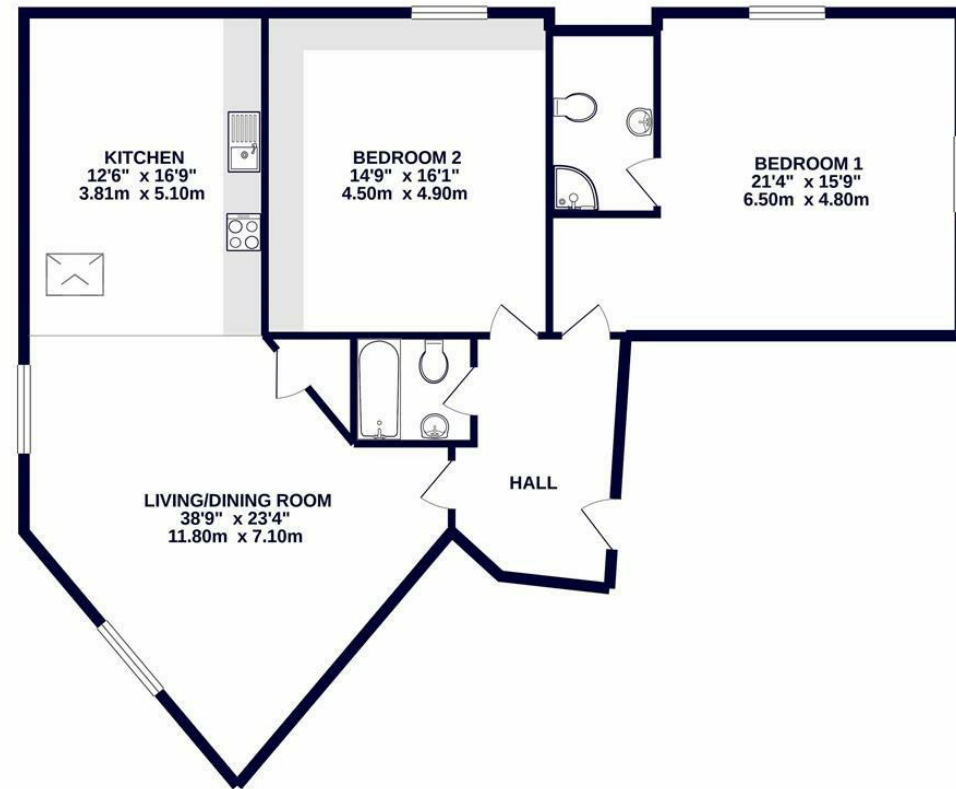
**Council Tax Band:**

D

(Distances are straight line measurements from centre of postcode)



**2ND FLOOR**  
1286 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.4 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	
B	
C	
D	
E	
F	
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.