

2 Bathurst Walk

Iver • • SL0 9DG

Offers In Excess Of: £550,000



coopers
est 1986

2 Bathurst Walk

Iver • • SL0 9DG

Enjoy a lavish lifestyle of comfort and convenience in this immaculately presented substantial and secure apartment. Combining original character of the conversion with a modern contemporary twist, situated within the highly desirable 'Richings Park'. The three bedroom show apartment comprises; entrance hallway, open plan living/dining area with modern kitchen with ceramic tiled floor, equipped with miele appliances and quartz worktops. Two of the three double bedrooms are complemented with a wonderful three piece ensuite, whilst there is a family bathroom off the hallway. Additional benefits throughout are high ceilings, triple glazing and underfloor heating.

Three bedroom apartment

Three bathrooms

Ground floor

Show flat

Fully furnished by David Phillips

Large private garden terrace

1128 sq.ft

Allocated & gated parking space

Close to the station (Elizabeth Line)

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.





Property

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Outside

There is a large, private garden terrace accessible from the living room. The apartment further benefits from an allocated parking space.

Location

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. 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.



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:

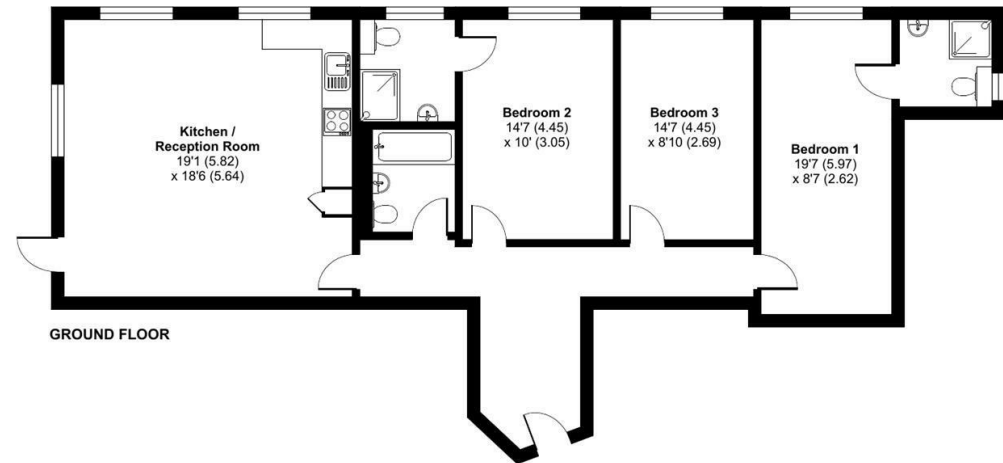
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(Distances are straight line measurements from centre of postcode)



Bathurst Walk, Iver, SL0

Approximate Area = 1128 sq ft / 104.8 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Coopers. REF: 1112608



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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		

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.