

# The **Frost** Partnership

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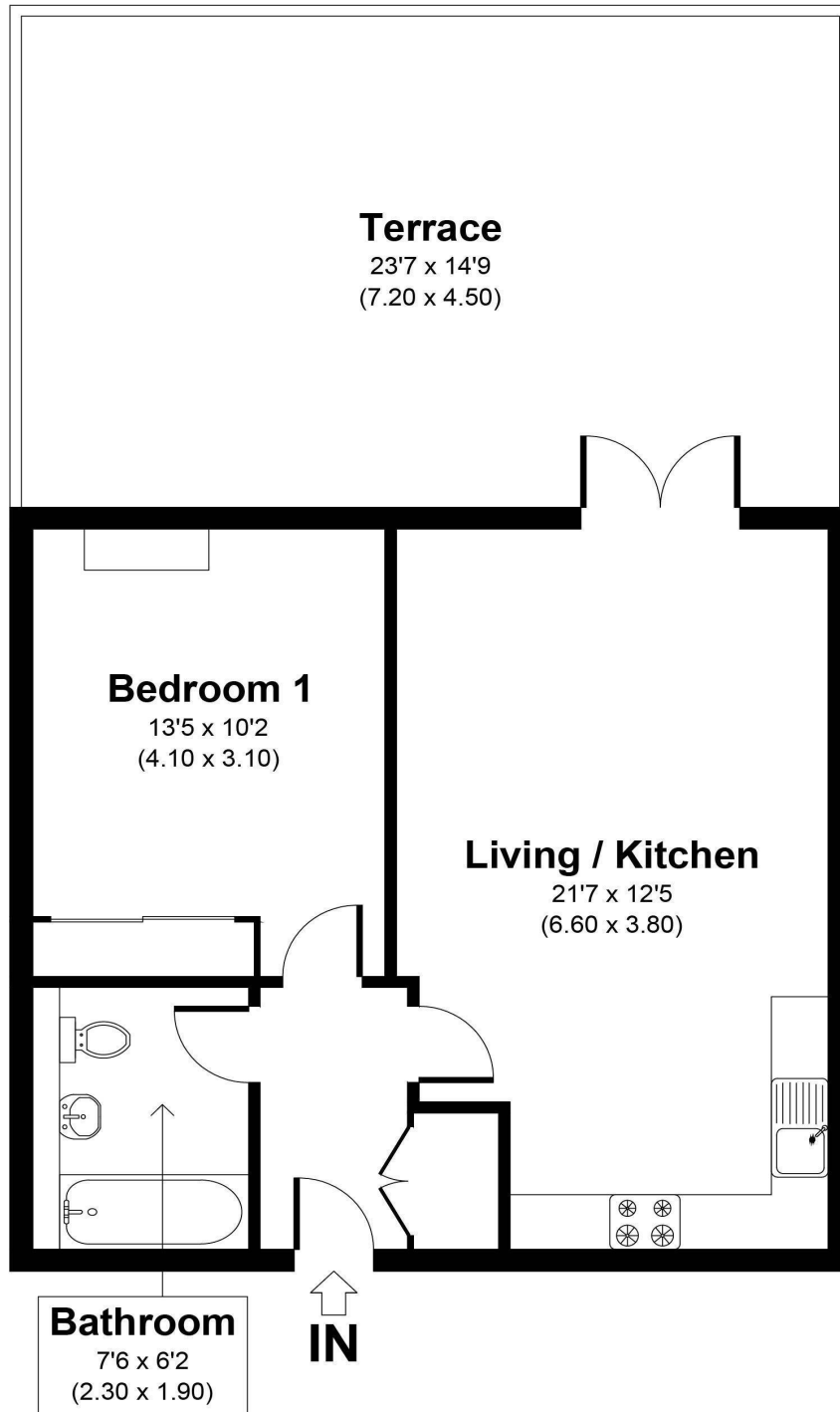
**12 Oakridge Place, 46 Oak End Way, Gerrards Cross, Buckinghamshire SL9 8FN**

**£385,000 (Leasehold)**



- Exceptionally large balcony
- Very centrally located
- Underfloor heating

- Modern development
- Very well presented
- Lift to all floors



## Third Floor Mezzanine

## Oakridge Place

APPROXIMATE GROSS INTERNAL AREA 497 SQ FT / 46.20 SQ M

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**12 Oakridge Place is a one bedroom top floor apartment within this highly regarded development of properties. The exceptionally large terrace provides both glorious roof top views over the town whilst providing very large outdoor entertaining area. The property has been particularly well cared for and is presented in excellent decorative order throughout and an internal viewing is strongly recommended.**

Solid wooden entrance door leading to:-

**Entrance Hall**

Oak flooring, recessed LED downlighters, entry phone system, chrome light switches and sockets.

**Utility Cupboard**

Housing gas fired central heating boiler powering hot water and underfloor heating, plumbing and space for washing machine.

**Living Room / Kitchen**

**Kitchen area:** fitted with a contemporary range of matte white fronted handleless base and wall mounted units. Complemented by 15ml composite work surface space. Built in Siemens appliances to include four ring induction hob with electric oven and grill above, stainless steel extractor hood over, built in dishwasher, recessed stainless steel sink unit with drainer, built in and concealed fridge and freezer, eye level stainless steel microwave, under unit lighting, glass splash backs. Extractor fan, recessed LED downlighters, chrome light switch and sockets. Opening to **lounge area:** recessed LED downlighters, oak flooring, chrome dimmer light switch and sockets, 5amp lamp sockets, central heating thermostat. Casement door with matching side panel opening to and overlooking the large rear terrace.

**Bedroom**

Velux style window overlooking rear aspect, recessed LED downlighters, gloss fronted wardrobe cupboards providing hanging and storage space, oak flooring, chrome dimmer light switch and sockets, central heating programmer.

**Family Bathroom**

Fitted with a modern white suite comprising panelled bath with mixer tap and separate rain head and hand held shower attachments, glazed shower screen. Low level WC, wash hand basin, tiled walls, mirror fronted medicine cabinets with recessed lighting, chrome heated ladder towel rail, LED downlighters, fully tiled floor.

**Outside**

To the rear of the apartment is an exceptionally large terrace area in a flagstone finish with stainless steel and glass balustrading to the rear. This area provides exceptional outdoor space and has outside lighting. Underground parking with lift to all floors.

**VIEWING:**

**Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross**

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**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.