

The **Frost** Partnership

Gerrards Cross Office: **T:** 01753 890909 **E:** gerrardscross@frostweb.co.uk

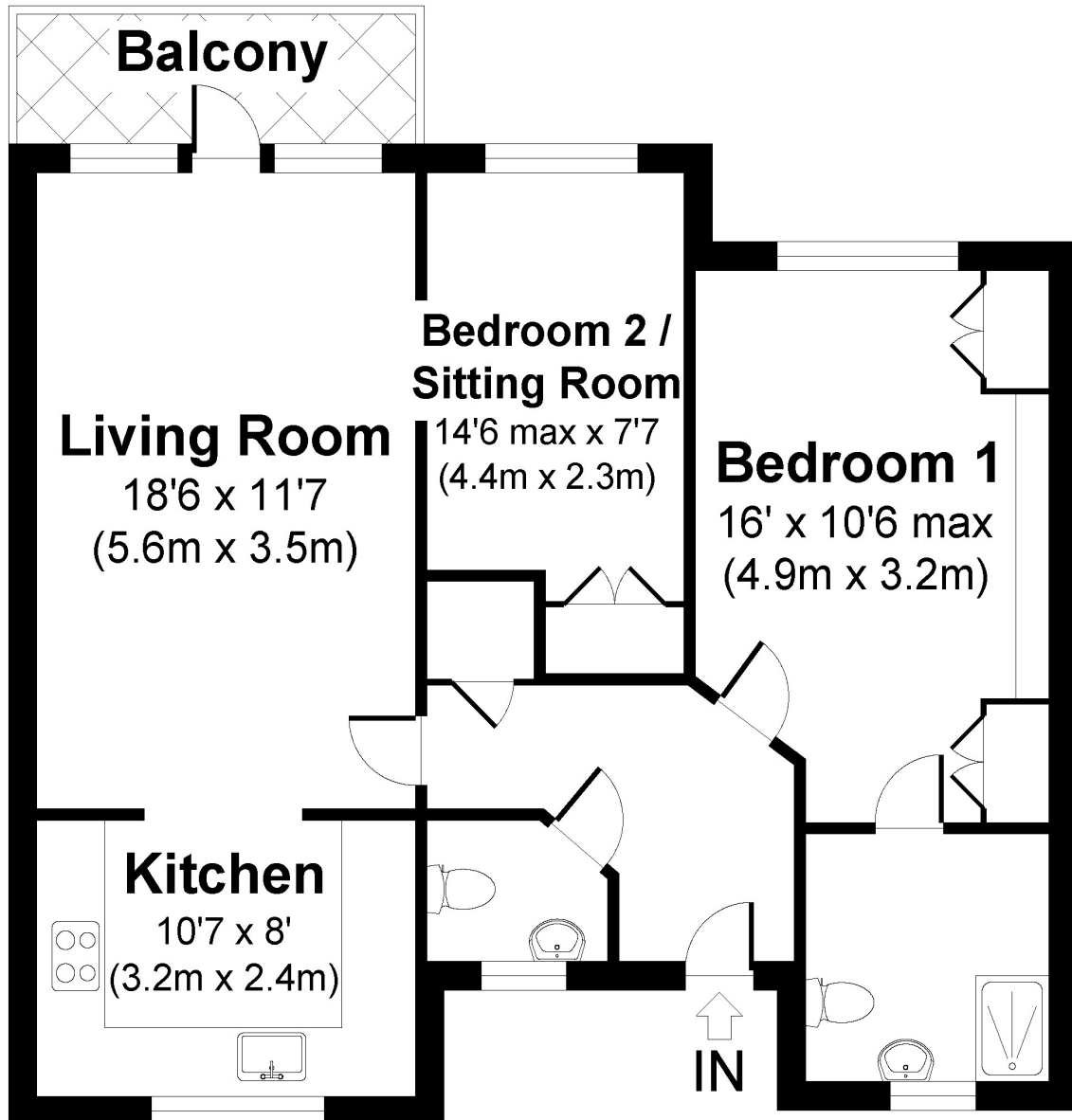
12 Oberon Court, Patrons Way East, Denham, Buckinghamshire, UB9 5NP

£385,000 (Leasehold) DRAFT DETAILS



- Award winning retirement development
- En-suite shower room
- South facing balcony
- Fabulous on-site facilities
- Vacant possession
- Close to village centre

frostweb.co.uk



First Floor

TheFrostPartnership

Oberon Court, UB9 5GH

APPROX. GROSS INTERNAL FLOOR AREA 719 SQ FT / 67 SQ M.

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12 Oberon Court is a light and sunny, one bedroom chess-style apartment within this multiple award winning development for the over 55s. Set within 30 acres of communal grounds, the development boasts a café bar restaurant, gymnasium with swimming pool and fitness centre, library, on-site GP surgery, snooker room, village hall, as well as on-site care and services.

Agent Note

On all purchases at Denham Garden Village the following applies:

Properties must house 1 person over the age of 55

Personal care available (additional costs apply)

Service charge payable

A sinking fund contribution will be payable (at point of sale)

Entrance

Via door leading to:-

Entrance Hall

Coved ceiling, access to loft, radiator, emergency pull-cord system, shelved storage cupboard, central heating thermostat. Door to:-

Cloakroom

A white suite comprising low level WC, wash hand basin with tiled splash back, frosted window to front aspect, radiator.

Living Room

Sealed unit double glazed casement door and matching windows opening on to a south facing balcony, TV & BT points, 5 Amp lamp sockets, two double panel radiators, coved ceiling, arch to kitchen and arch to:-

Dining Area

Originally the second bedroom, this has now been converted into a dining area that increases the size of the living space. Sealed unit double glazed window to rear aspect, built-in storage cupboard, coved ceiling, double panel radiator.

Kitchen

Fitted with a range of beech effect base and wall-mounted units providing storage and roll top work surface space. Four ring Neff halogen hob with stainless steel extractor hood over, AEG stainless steel electric oven and grill, built-in and concealed AEG upright fridge freezer, built-in and concealed AEG dishwasher, built-in and concealed AEG washing machine, single drainer one and a half bowl stainless steel sink unit with mixer tap, glazed display units, under unit lighting, partially tiled walls and ceramic tiled floor.

Bedroom

Coved ceiling, fully fitted with a range of built-in bedroom furniture to include wardrobe cupboarding and overbed storage, double panel radiator, TV & BT points, door to:-

En-suite Shower Room

Fitted Neatdeck corner shower with glazed screen, wash hand basin set into a vanity unit with cupboards below, low level WC, further bas and wall-mounted storage cupboards, shaver point, wall mirror and light, extractor fan, heated ladder towel rail.

Parking

Allocated parking space, visitors parking positioned around the development.

General Information

The development itself has exceptional communal grounds which include areas of woodland walks along with village green and common. At the centre of the village there is a winter garden with access to cafe/bar/restaurant, snooker room, village hall, shop, library and laundry. Additionally, there is a health spa with swimming pool, sauna steam room, jacuzzi fitness studio, gymnasium, solarium and hairdressers. Within the centre of the village there are guest bedrooms for use as overnight accommodation along with a reception area. A number of residents have set up clubs and societies already including bridge and bowls. There is also an on site GP surgery and there are various support services which can be provided by a dedicated service team at additional cost.

Agent Note

Energy Performance Rating - B. Please contact us for a full copy of the Energy Performance Certificate (EPC).

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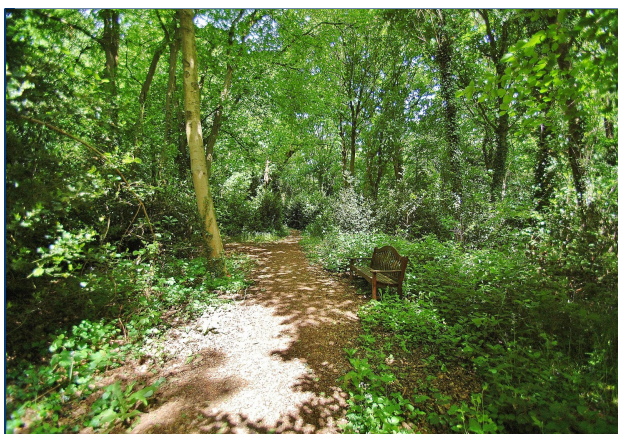
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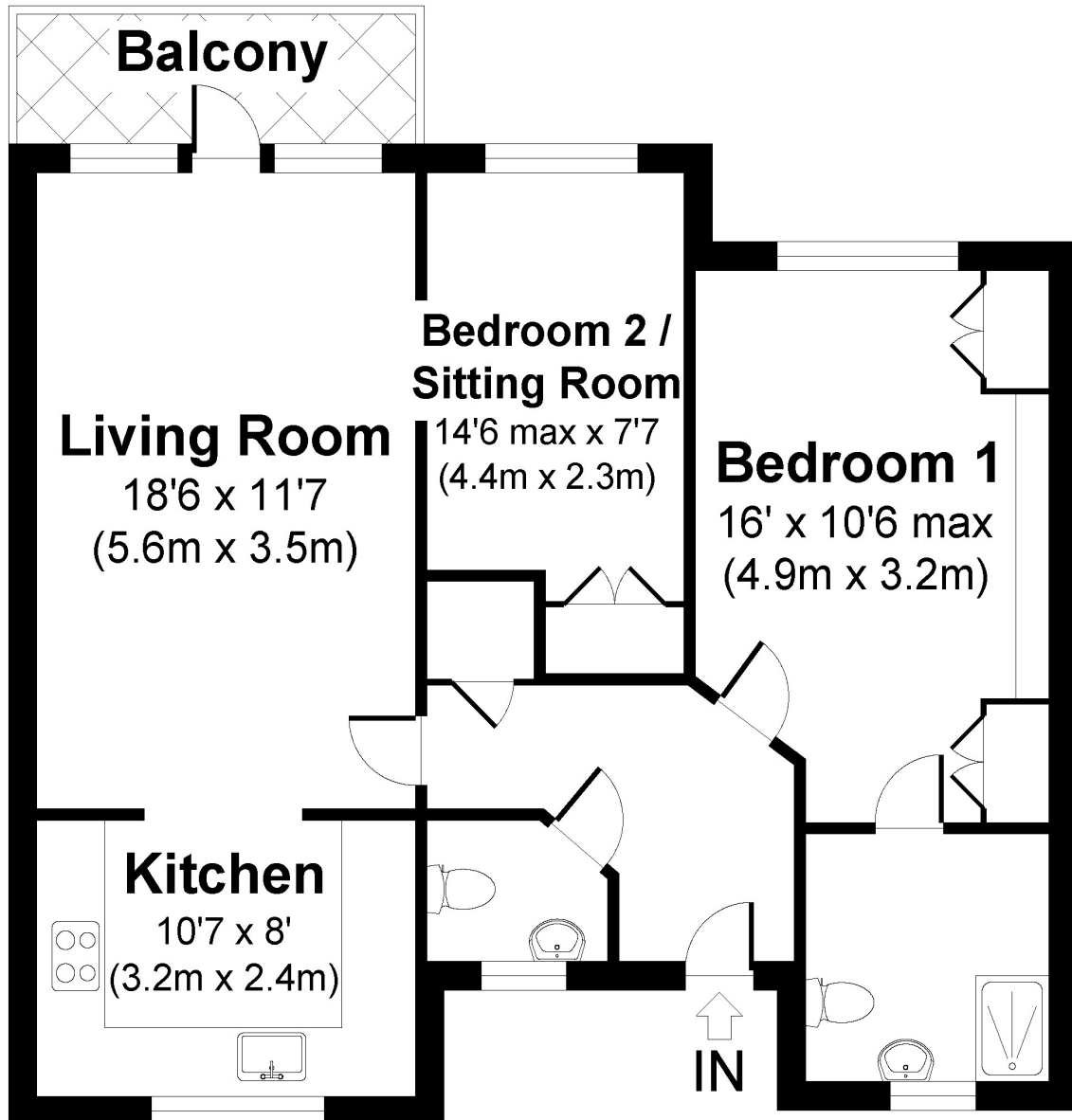
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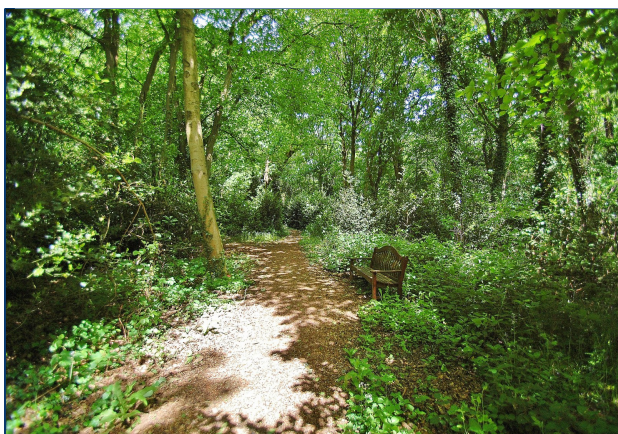
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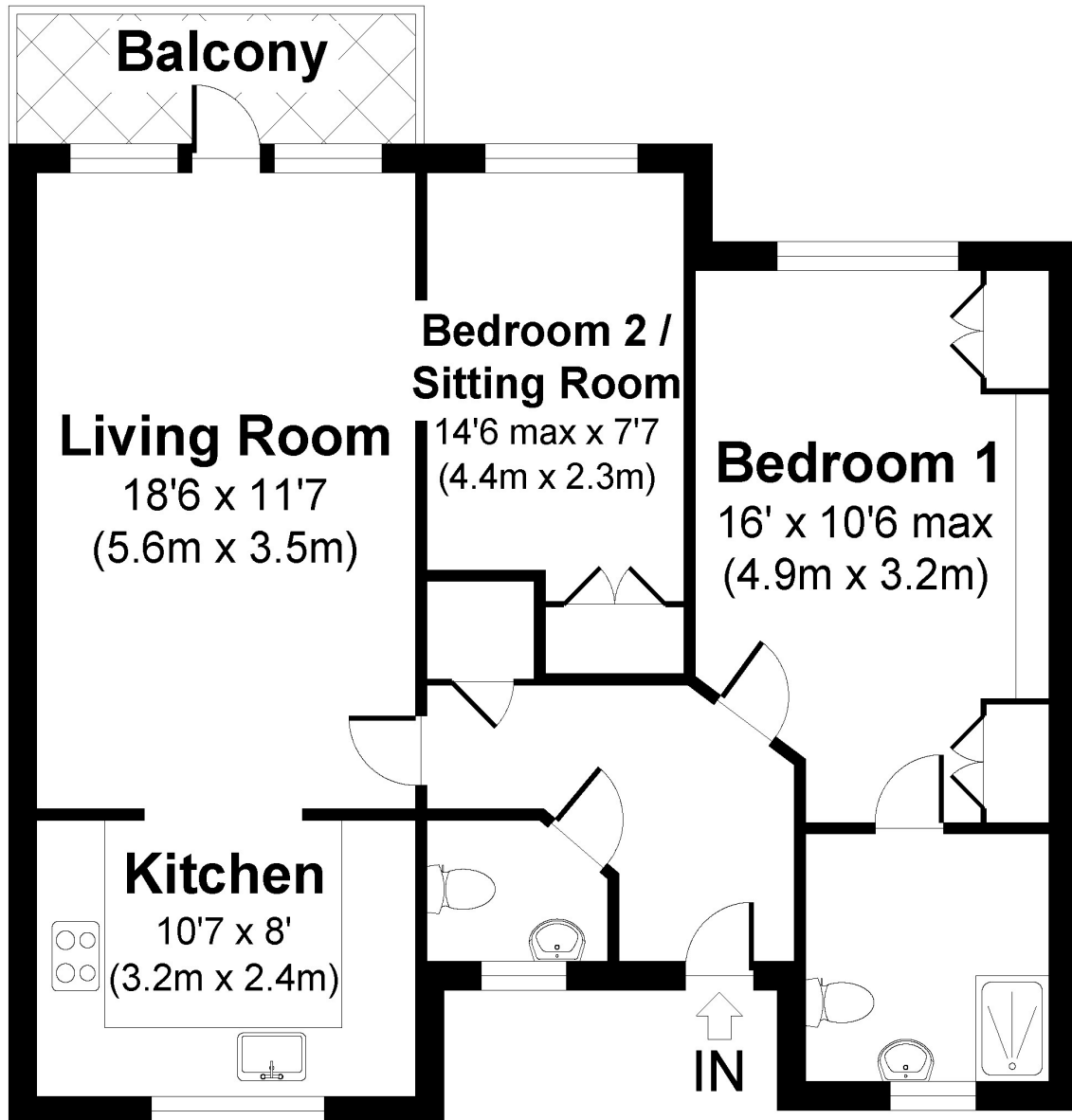
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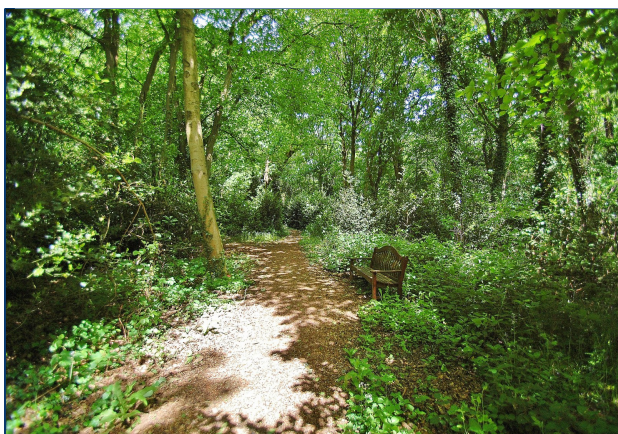
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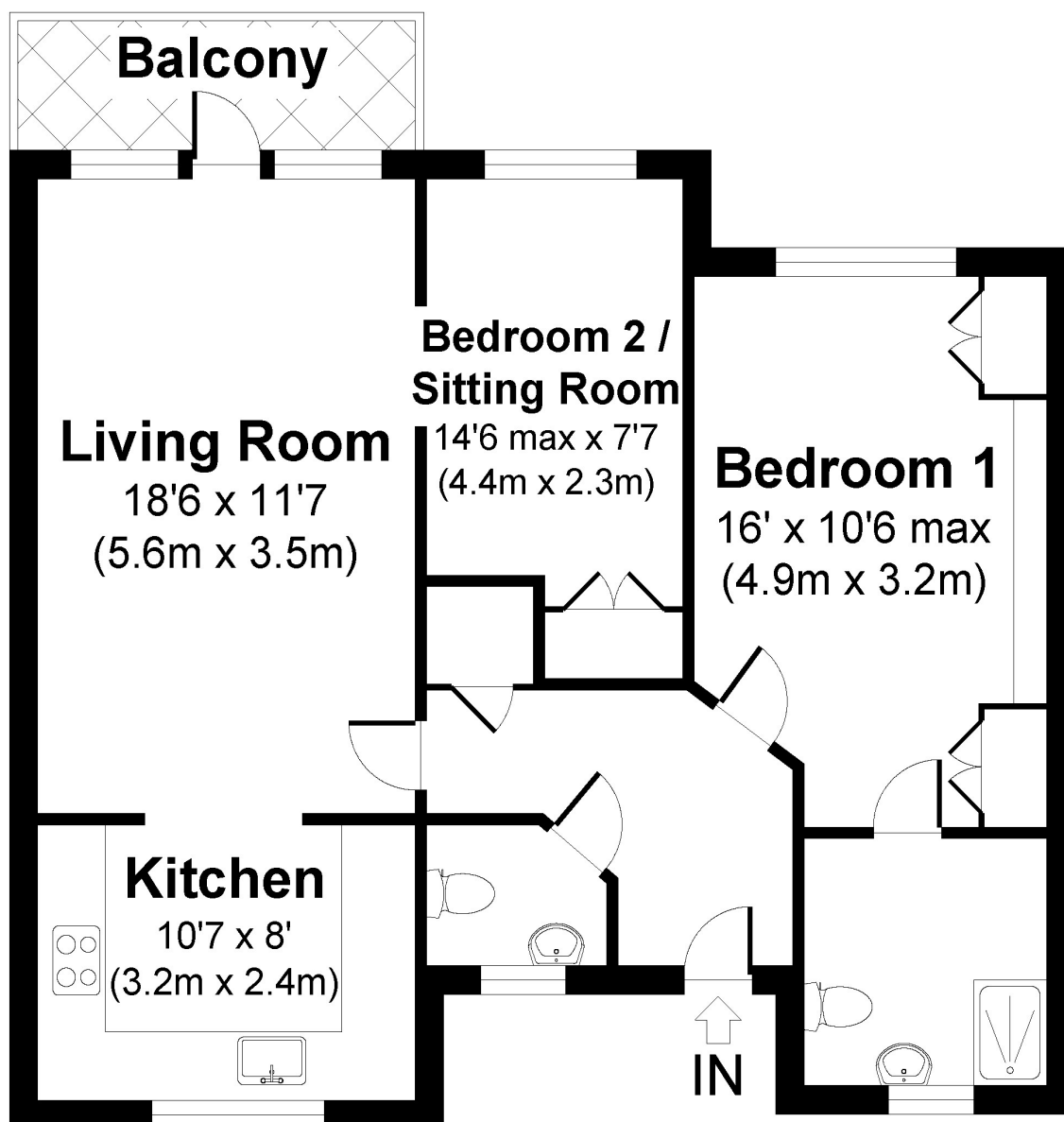
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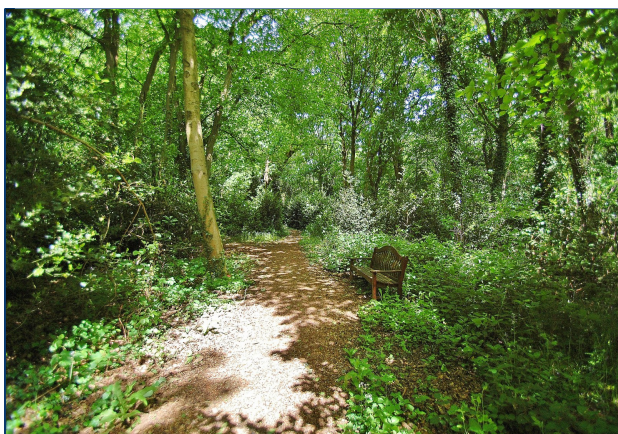
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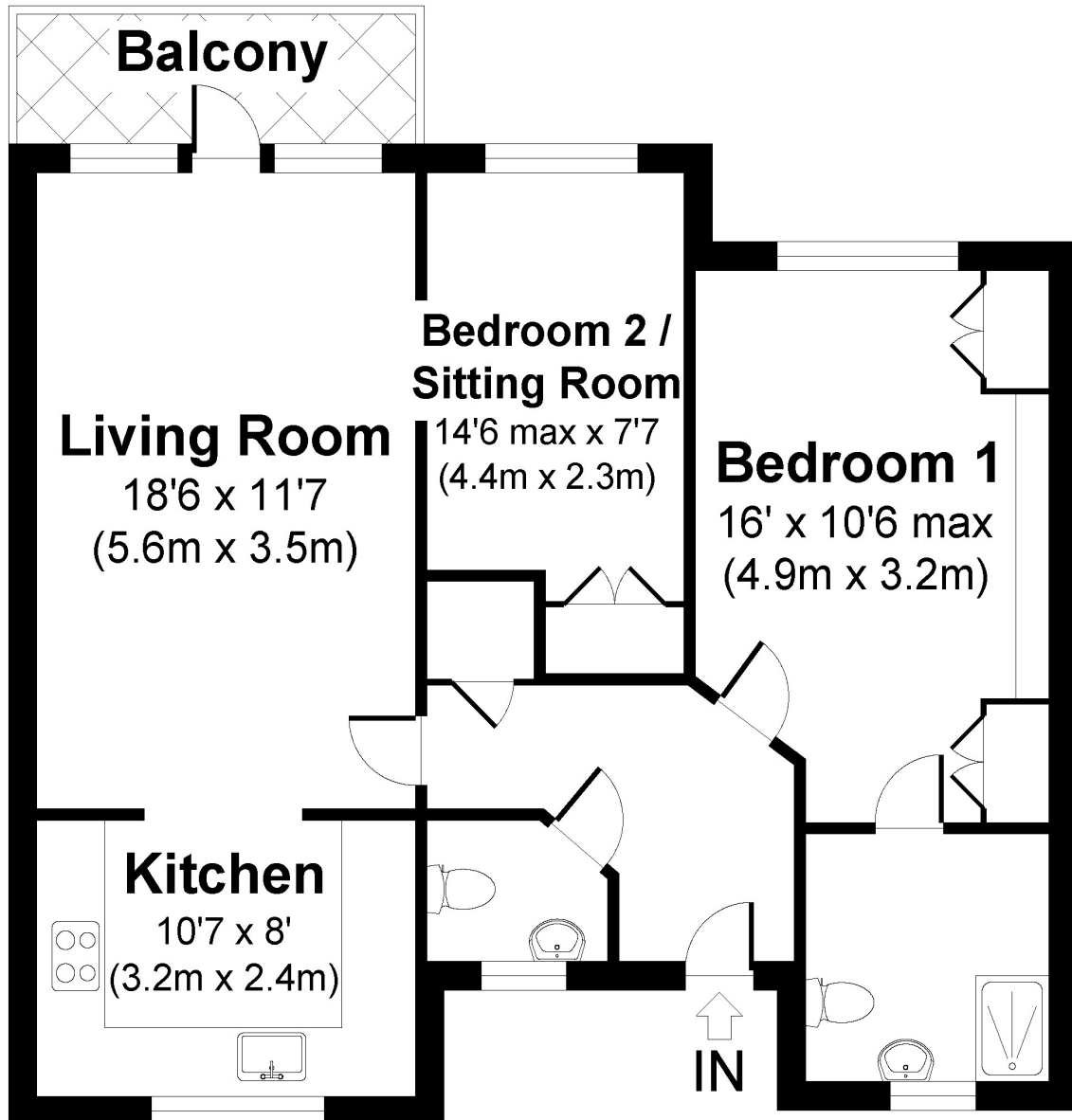
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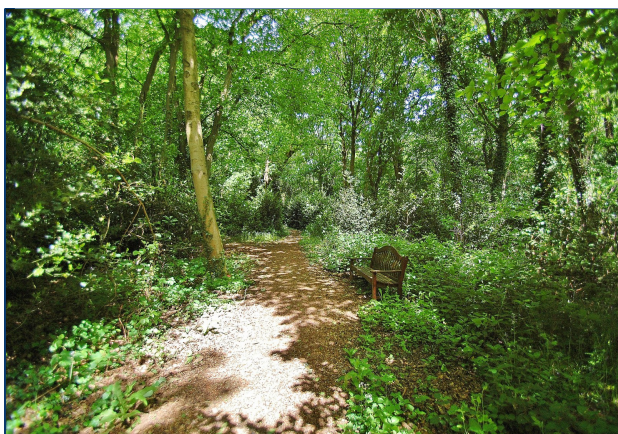
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Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective 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.

The **Frost** Partnership

Gerrards Cross Office: **T:** 01753 890909 **E:** gerrardscross@frostweb.co.uk

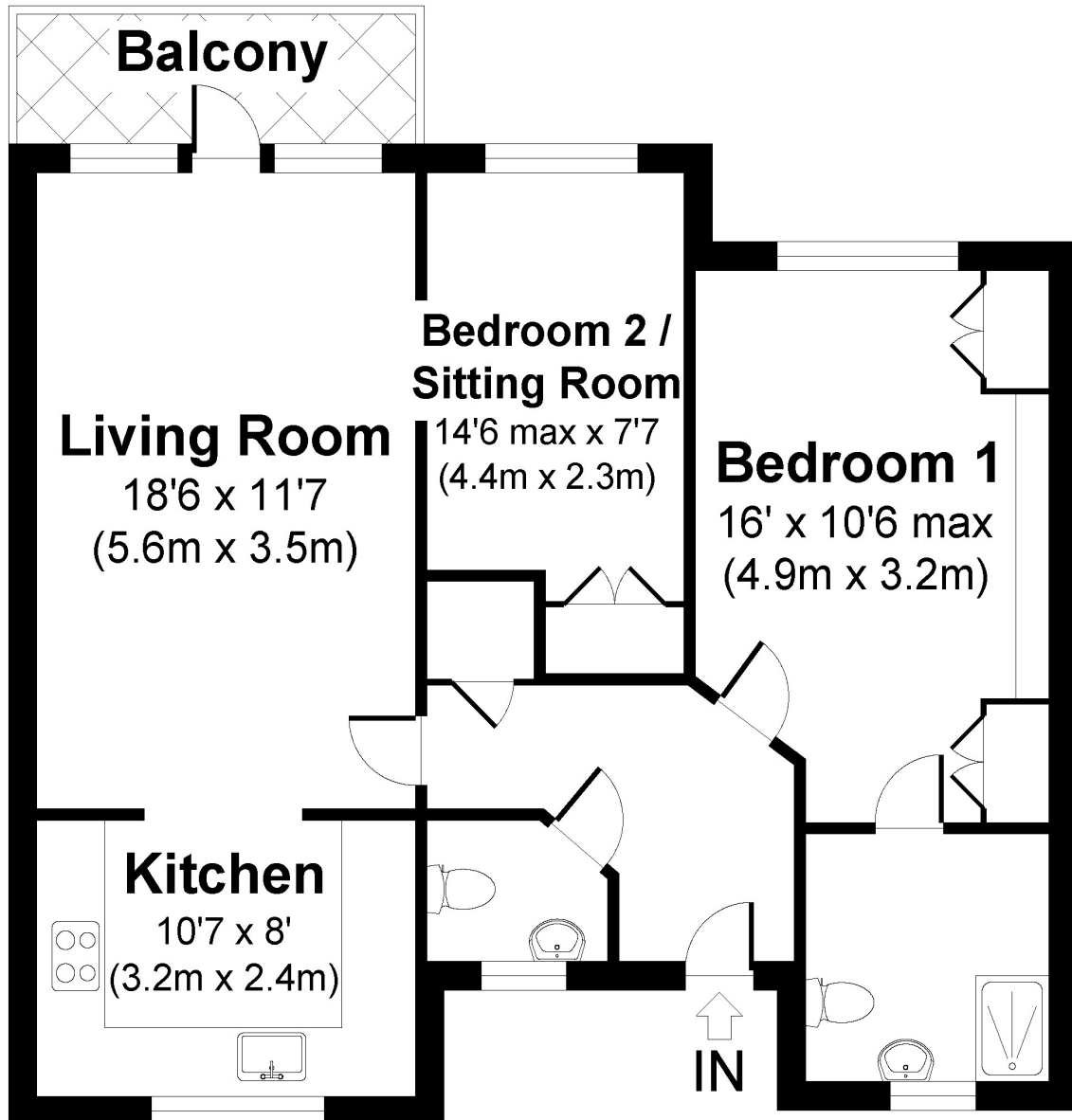
12 Oberon Court, Patrons Way East, Denham, Buckinghamshire, UB9 5NP

£385,000 (Leasehold) DRAFT DETAILS



- Award winning retirement development
- En-suite shower room
- South facing balcony
- Fabulous on-site facilities
- Vacant possession
- Close to village centre

frostweb.co.uk



First Floor

TheFrostPartnership

Oberon Court, UB9 5GH

APPROX. GROSS INTERNAL FLOOR AREA 719 SQ FT / 67 SQ M.

FROSTGC-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2013.

12 Oberon Court is a light and sunny, one bedroom chess-style apartment within this multiple award winning development for the over 55s. Set within 30 acres of communal grounds, the development boasts a café bar restaurant, gymnasium with swimming pool and fitness centre, library, on-site GP surgery, snooker room, village hall, as well as on-site care and services.

Agent Note

On all purchases at Denham Garden Village the following applies:

Properties must house 1 person over the age of 55

Personal care available (additional costs apply)

Service charge payable

A sinking fund contribution will be payable (at point of sale)

Entrance

Via door leading to:-

Entrance Hall

Coved ceiling, access to loft, radiator, emergency pull-cord system, shelved storage cupboard, central heating thermostat. Door to:-

Cloakroom

A white suite comprising low level WC, wash hand basin with tiled splash back, frosted window to front aspect, radiator.

Living Room

Sealed unit double glazed casement door and matching windows opening on to a south facing balcony, TV & BT points, 5 Amp lamp sockets, two double panel radiators, coved ceiling, arch to kitchen and arch to:-

Dining Area

Originally the second bedroom, this has now been converted into a dining area that increases the size of the living space. Sealed unit double glazed window to rear aspect, built-in storage cupboard, coved ceiling, double panel radiator.

Kitchen

Fitted with a range of beech effect base and wall-mounted units providing storage and roll top work surface space. Four ring Neff halogen hob with stainless steel extractor hood over, AEG stainless steel electric oven and grill, built-in and concealed AEG upright fridge freezer, built-in and concealed AEG dishwasher, built-in and concealed AEG washing machine, single drainer one and a half bowl stainless steel sink unit with mixer tap, glazed display units, under unit lighting, partially tiled walls and ceramic tiled floor.

Bedroom

Coved ceiling, fully fitted with a range of built-in bedroom furniture to include wardrobe cupboarding and overbed storage, double panel radiator, TV & BT points, door to:-

En-suite Shower Room

Fitted Neatdeck corner shower with glazed screen, wash hand basin set into a vanity unit with cupboards below, low level WC, further bas and wall-mounted storage cupboards, shaver point, wall mirror and light, extractor fan, heated ladder towel rail.

Parking

Allocated parking space, visitors parking positioned around the development.

General Information

The development itself has exceptional communal grounds which include areas of woodland walks along with village green and common. At the centre of the village there is a winter garden with access to cafe/bar/restaurant, snooker room, village hall, shop, library and laundry. Additionally, there is a health spa with swimming pool, sauna steam room, jacuzzi fitness studio, gymnasium, solarium and hairdressers. Within the centre of the village there are guest bedrooms for use as overnight accommodation along with a reception area. A number of residents have set up clubs and societies already including bridge and bowls. There is also an on site GP surgery and there are various support services which can be provided by a dedicated service team at additional cost.

Agent Note

Energy Performance Rating - B. Please contact us for a full copy of the Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross

Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk

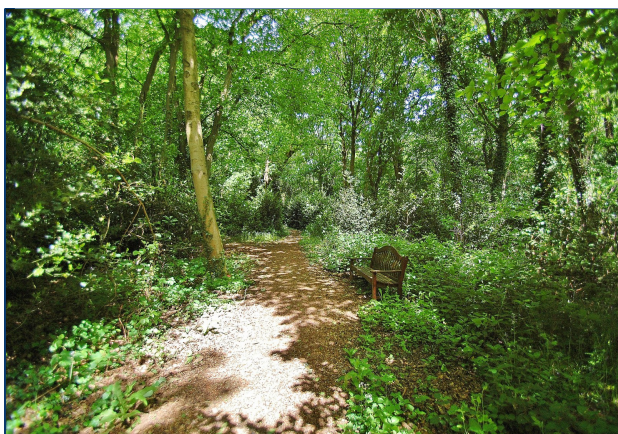
AGENT'S NOTE

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