

The **Frost** Partnership

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

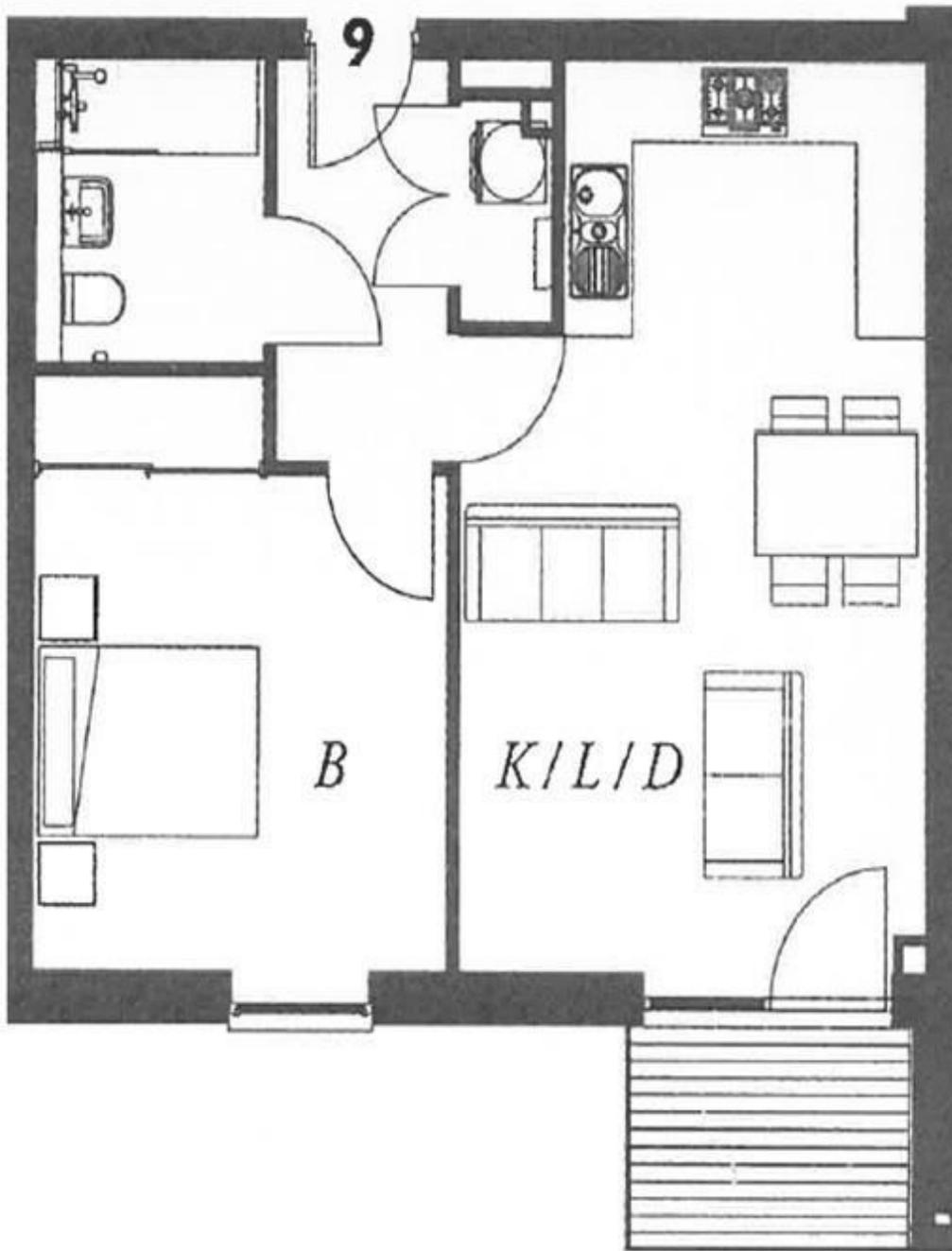
9 Marsham House, Station Road, Gerrards Cross, Buckinghamshire, SL9 8ER

Asking Price £399,950 (Leasehold)



- **Show home apartment**
- **Very centrally located**
- **One bedroom apartment**
- **Viewing by appointment only**
- **Balcony**
- **High specification**

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APARTMENT 9

One bedroom apartment

KITCHEN/LIVING/DINING 5.71m x 5.61m 18'9" x 18'5"

BEDROOM 3.79m x 3.60m 12'5" x 11'1"

JULIET BALCONY

Total 56 sq m 602 sq ft

**No.9 Marsham House is a one bedroom, first floor apartment set within this stylish and contemporary development of properties within the heart of Gerrards Cross. Built to an exacting standard with quality fittings and appliances throughout. A visit is strongly advised.
Show home viewing by appointment only.**

Now ready for immediate occupation Marsham House is a development of 50, one and two bedroom apartments and penthouses that are ideally situated within the heart of the thriving town of Gerrards Cross. Set over five floors with additional basement parking these properties represent an ideal purchase for first time buyers, downsizers and investors. The block will be accessed by secure gated parking either above or underground. Furthermore there is a security entry phone system and fob access. No.9 itself benefits from a balcony to the rear of the living room.

SPECIFICATION

The highlights of the specification include fully fitted contemporary handle-less kitchens with Silestone composite work surfaces. Built in appliances include induction hob, multifunction oven and cooker hood, fridge/freezer washer dryer and dishwasher.

The Bathrooms are white Roca suites with Hansgrohe fittings. All the internal floors are solid concrete and the apartments are sold with fitted floor coverings throughout. Furthermore the property comes with provision for Sky and HD television (subject to customer subscription) and all doors are Vicaima walnut finish with satin stainless steel fittings.

LOCATION

The property is centrally located within the heart of Gerrards Cross. The town offers a range of both boutique style shops alongside well known supermarkets, eateries and clothing stores. There is an Everyman cinema that is a short stroll from the property whilst Gerrards Cross station lies within a comfortable 5 minute walk. This station offers a fast and frequent service to London Marylebone, the journey time ranging from 18 minutes at its fastest. Gerrards Cross has an array of private schools along with the highly regarded C of E middle school at Moreland Drive. Being part of the 11+ grammar school education the town enjoys access to high quality state, comprehensive and grammar schools that surround the area. There are numerous sports and leisure facilities within South Buckinghamshire the most notable being Stoke Park Country and Golf Club although there is a plethora of choice. The M40 and the M25 are a short drive away giving access to London alongside national and international infrastructure.

DIRECTIONS

On foot, from the Gerrards Cross of The Frost Partnership, proceed in a northerly direction along Packhorse Road taking the 2nd turning right onto Station Road whereby the development will be found after approximately 500 yards on the right.

Agent's 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

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



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.