

The **Frost** Partnership

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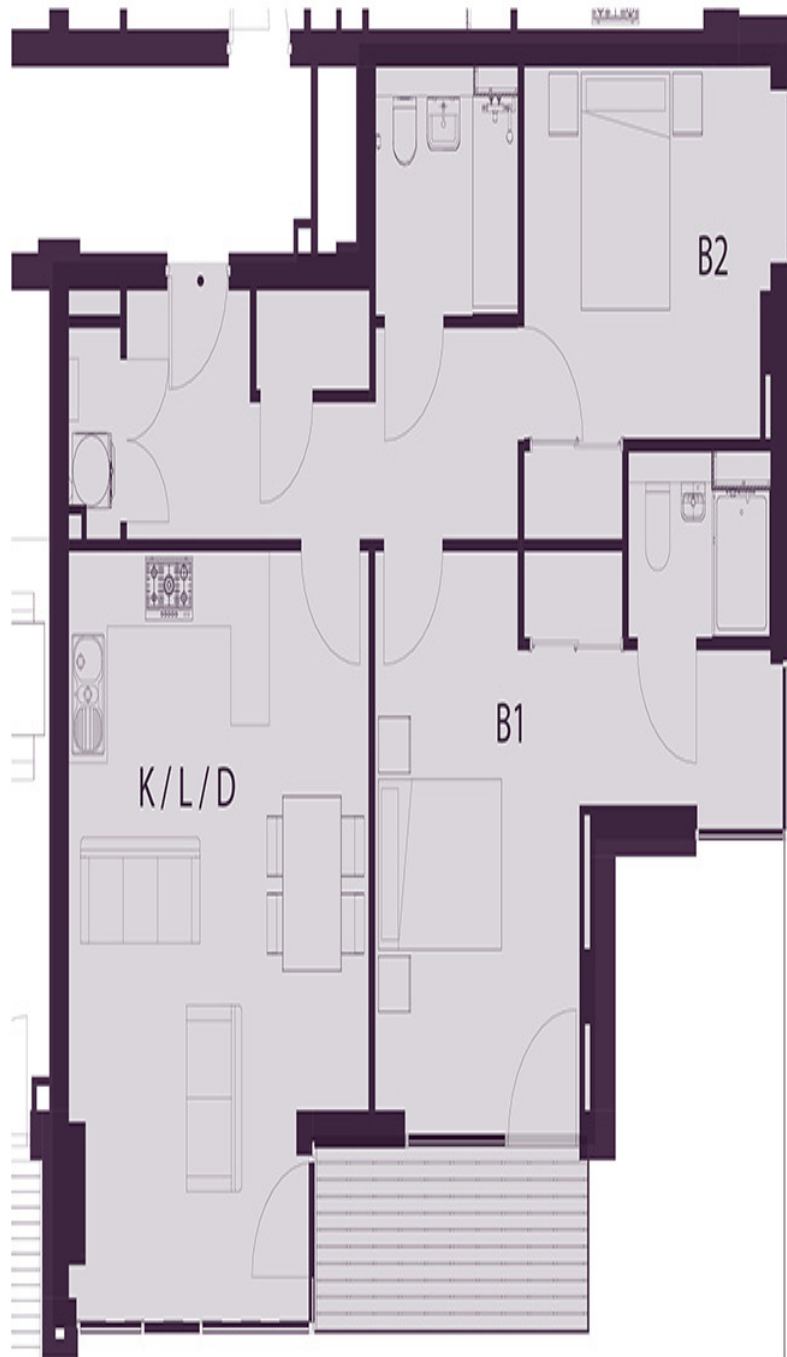
8 Marsham House, Station Road, Gerrards Cross, Buckinghamshire, SL9 8ER

Price £595,000 (Leasehold)



- Ready for immediate occupation
- Two bedroom third floor apartment
- Excellent investment
- Show home viewing by appointment only
- Close to the station
- Lift and secure parking

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APARTMENTS 8, 18, 28 & 38

Two bedroom apartment with ensuite

KITCHEN/LIVING/DINING	6.20m x 4.65m	20'4" x 15'3"
BEDROOM ONE	4.69m x 3.17m	15'3" x 10'5"
BEDROOM TWO	3.66m x 2.99m	12'0" x 9'10"
JULIET BALCONY		
Total	82 sq m	884 sq ft

Number 28 Marsham House represents a rare opportunity to purchase a brand new, two bedroom third floor apartment built to an exceptionally high specification within a contemporary block of properties within the heart of Gerrards Cross town centre. These superbly planned and designed properties maximise light and space, delivering the ultimate residencies for town and country living with the added benefit of secure parking. Show home viewing by appointment only.

Ready for immediate occupation, this property will form part of a development of 50 apartments and penthouses, each offering one or two bedrooms apiece. The block will be accessed by either secure parking or entry phone system and a lift will access all floors. Number 28 in particular will benefit from a good size open-plan kitchen / living / dining room, a utility cupboard, a further storage cupboard, master bedroom with wardrobes and en-suite shower room and a generous second bedroom alongside a family bathroom. A good size balcony can be accessed from either bedroom one or the living space.

Specification

Kitchens

- Interior designed, fully fitted, contemporary, handle-less kitchens with Silestone composite worktops, mirrored splashback and soft close doors and drawers where applicable
- Built in appliances to include induction hob, single multifunction oven and cooker hood, fridge / freezer and dishwasher. Washer dryer (located in hallway cupboard).
- Undermounted 1½ bowl sink with contemporary chrome single level mixer tap.

Bathrooms and En Suites

- Contemporary white Roca wall hung WC and basin.
- Hansgrohe Metris single lever basin mixer
- Hansgrohe Ecostat Comfort thermostatic bath shower mixer with separate raindance hand shower (fitted over bath). Clear glass, hinged bath screen to bathrooms
- Hansgrohe Croma showerpipe with overhead shower and hand shower.
- Low profile shower tray and clear glass screen to en suites.
- Full height Porcelanosa ceramic tiles to walls, fully tiled floor and tiled bath panel to bathrooms.
- LED top illuminated mirror cabinet with internal shaver socket.
- Chrome finish towel rails within each bathroom.

Decoration and Internal Finish

- Walls and ceilings painted with a smooth matt finish.
- Architraves and skirting boards with smooth white satinwood finish.
- Glass fronted main entrance door, compliant with PAS 24:2012 (British Security Standard).
- Recessed steel letterboxes to entrance lobby.
- Mailbox wall to include hardwood cladding panels, with a walnut finish.
- Porcelanosa tiles to lobby floor.
- Individual apartment front doors by Vicaima. Walnut finish, acoustic doors with multi-point locking system and fitted with eye viewer and door chain.
- Vicaima internal doors with a walnut finish and satin stainless steel fittings.
- Master bedroom to include wardrobes with sliding doors, shelving and hanging rail.
- Ultima Twist Collection carpet in Tofu (80/20 wool nylon mix) to each bedroom.
- Oak wood flooring to living / dining / kitchen space and hallway.
- Washer dryer located in utility cupboard.

Lighting and Electrical

- Brushed stainless steel sockets to living / dining / kitchen space and white plastic to all other areas.
- Downlighters to hall, living / dining / kitchen and bathroom / en suites.
- Infra Red Door Sensor Switch to fitted wardrobes in master bedroom.
- Sky + HD television provisions available to all apartments, subject to customer subscription to the service provider.
- Telephone points to living room and master bedroom.

Security

- Phone entry system to each apartment.
- Electric gates to car park (remotely operated)

Location

The development is located within the heart of Gerrards Cross, being yards away from both Tesco and Waitrose supermarkets. Also within the town are numerous café / bar / restaurants, alongside boutique and high street name shops, an Everyman cinema, an M&S food hall and a train station with a fast and regular service to London Marylebone.

Agent Note

The external depiction is a computer generated image. The internal shots are of the show home.

Service charge information is available upon request.

Agent's Note

Energy Performance Rating - C. 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.

<https://vimeo.com/280946173>





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.