

Grange Road, Gerrards Cross, Buckinghamshire, SL9 9FP



**£385,000 Leasehold**  
**2 Bedroom First Floor Apartment**

Trend & Thomas working in partnership with Hightown Homes are delighted to present this immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT, situated in a modern residential development.

- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN/DINING AREA
- TWO BEDROOMS
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM
- ALLOCATED PARKING
- WELL-MAINTAINED COMMUNAL GROUNDS
- CLOSE TO HIGH STREET

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The entrance hall provides access to all rooms within the apartment. There is a spacious lounge, which leads to a good-sized kitchen/dining area, with modern appliances and ample wall and base cabinets for storage. There are two bedrooms, with bedroom one benefitting from an en-suite shower room. There is also a modern family bathroom.

There is allocated parking available in the development and there are well-maintained communal grounds surrounding the apartment, which is only a minute away from the Village centre.

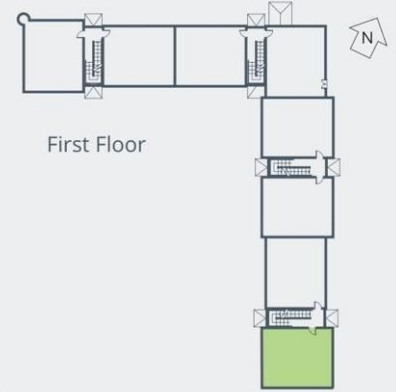
The property is located within a minute's walk of Chalfont Peter Village centre with convenient access to local shops and bus routes. Gerrards Cross Village and train station are a short drive away as well as, Beaconsfield and the M40/M25 Motorways.

- Local Authority: Buckinghamshire/Chiltern Council
- Council Tax: Band D Approx. £2272.42 (2024-2025)
- Approx. Floor Area: 753 Sq ft / 70 Sqm
- Lease Remaining: Approx. 93 years remaining
- Annual Service Charge and Review: Approx. £134.40 per month
- Annual Ground Rent and Review: TBC
- Nearest Station: 1.5 miles Gerrards Cross Station – Overground

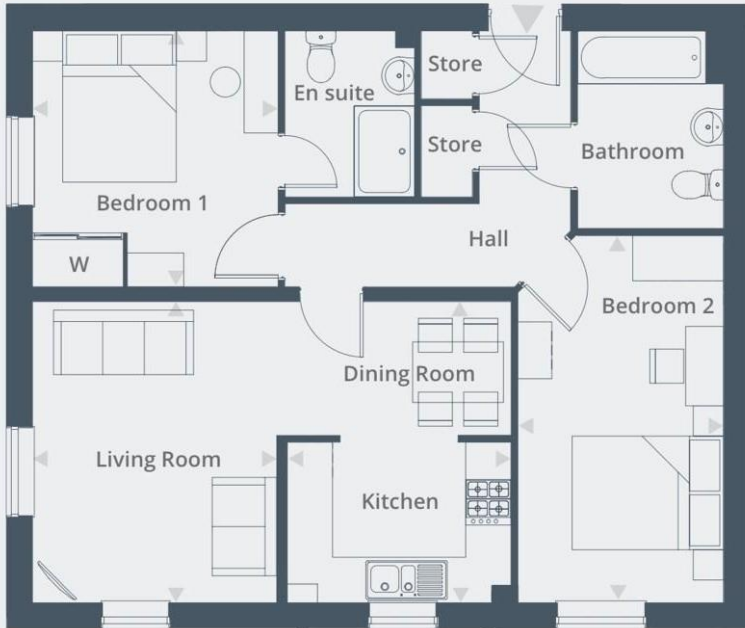


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First Floor



- Living Room  
4.02m x 3.27m      13' 2" x 10' 9"
- Kitchen / Dining Room  
4.02m x 3.00m      13' 2" x 9' 10"
- Bedroom 1  
3.43m x 3.28m      11' 3" x 10' 9"
- Bedroom 2  
4.79m x 2.75m      15' 9" x 9' 0"

**Total Area 70m<sup>2</sup> / 753ft<sup>2</sup>**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

