



# 21 Marsham House

Gerrards Cross, Buckinghamshire

21 MARSHAM HOUSE, GERRARDS CROSS



# Details



- Excellent decorative order throughout
- 2 bathrooms
- 2 double bedrooms
- Central location
- 2 allocated parking spaces
- Private balcony
- 250 year lease from 2018
- No onward chain

## PROPERTY PROFILE

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This beautifully presented two-bedroom, two-bathroom apartment offers elegant, low-maintenance living in an enviable central Gerrards Cross location. Set on the second floor of a prestigious development, the apartment is served by a lift and benefits from two secure allocated parking spaces—one at surface level and one in the basement.

Offering excellent decorative order throughout, the apartment's layout has been thoughtfully designed for comfort and functionality. A welcoming entrance hall leads into the spacious open-plan living and dining area, flooded with natural light and opening out to a large private balcony, perfect for relaxing or entertaining. The sleek, modern kitchen is fully fitted with high-spec appliances and ample storage, ideal for everyday living.

The principal bedroom benefits from generous fitted wardrobes and a stylish en-suite shower room, while the second double bedroom is served by a contemporary family bathroom. The apartment also features underfloor heating, creating a cosy yet modern atmosphere. Pets are permitted, subject to landlord consent.

Offered to the market with no onward chain, and a 250-year lease from 2018, the property also enjoys peace of mind with secure entry, well-maintained communal areas, and a strong sense of privacy.

*Service charge: £3,332.48 per annum. Ground rent: £450 per annum.*

# Location

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## THE NEIGHBOURHOOD

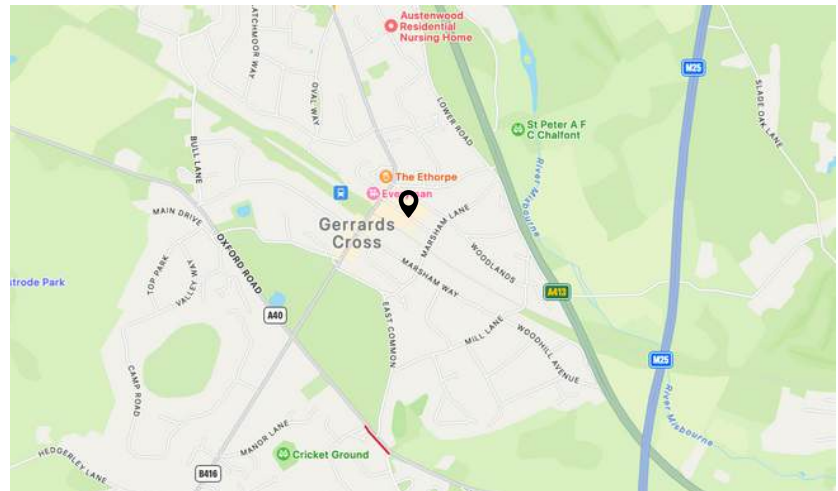
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Located moments from Gerrards Cross town centre, the apartment offers easy access to Waitrose, Tesco, boutique shops, restaurants, and the Everyman cinema.

Gerrards Cross Station provides a fast Chiltern Line service to London Marylebone in approx. 18 minutes, while the nearby M40 (J1) links to the M25, Heathrow, and beyond.

With a strong community feel, excellent schooling options, and local leisure facilities including tennis and golf, this location combines convenience, comfort, and lifestyle.

21 Marsham House  
Station Road  
Gerrards Cross  
Buckinghamshire  
SL9 8ER









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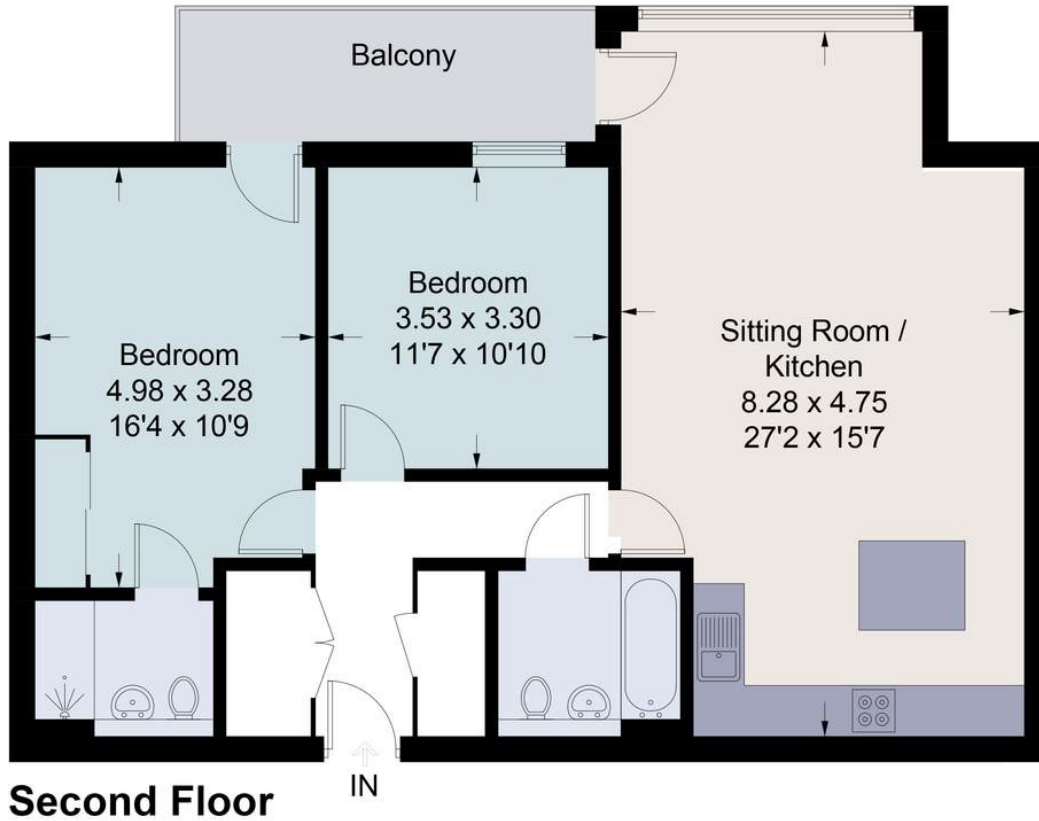






## 21 Marsham House

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Andrew Riley  
Managing Partner  
Gerrards Cross Region

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