



Connells

Oakridge Place Oak End Way
Gerrards Cross

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Gerrards Cross SL9 8FN

for sale offers in excess of
£400,000



Property Description

Immaculate Two-Bedroom First Floor Flat with Lift Access and Underground Parking. Located in a highly sought-after area, this beautifully presented first floor flat offers comfortable and modern living throughout. The property is in excellent condition, featuring a spacious entrance hall that leads to a bright and airy living room with a charming Juliette balcony.

The separate fitted kitchen is well-equipped, perfect for home cooking and entertaining. Both bedrooms are generously sized, providing ample space for relaxation or working from home. A fully tiled bathroom adds a touch of luxury and convenience.

Additional benefits include lift access and secure underground parking, making this an ideal home for professionals, downsizers, or investors alike.

Entrance Hall

Reception Room

16' 7" max x 11' 8" max (5.05m max x 3.56m max)

Kitchen

9' 10" max x 7' 10" max (3.00m max x 2.39m max)

Bedroom One

13' 6" max x 10' 8" max (4.11m max x 3.25m max)

Bedroom Two

9' 10" max x 7' 10" max (3.00m max x 2.39m max)

Bathroom

7' 1" max x 5' 7" max (2.16m max x 1.70m max)







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: B

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313088

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WYC313088 - 0004

