

# The Frost Partnership

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**5 The Lodge, 86 Packhorse Road, Gerrards Cross, Buckinghamshire, SL9 8JG**

**£650,000 (Leasehold)**



- Close to Gerrards Cross town centre
- Two large bedrooms
- Well respected developer
- Modern first floor apartment
- Delightful lounge
- Double parking space

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**TheFrostPartnership**

**The Lodge, SL9 8JG**

**APPROX. GROSS INTERNAL FLOOR AREA 1045 SQ FT / 97 SQ M.**

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**A two bedroom first floor apartment that was built approximately 10 years ago by the well respected local developer Shanly Homes. The property is presented in excellent decorative order throughout and benefits from en suite facilities to both bedrooms which are very generous in size as well as a rear facing balcony overlooking the communal gardens. The apartment comes complete with parking bay allowing parking for two vehicles and a video entryphone system for peace of mind. Inside there is a lift to all floors and under floor heating throughout the apartment.**

Oak front door leading to:

**Entrance Hall**

Video entryphone system, coved ceiling, chrome recessed low voltage downlighters, built in coats/storage cupboard, airing cupboard housing Megaflo hot water cylinder with slatted shelving over.

**Cloakroom**

Low level WC, wash hand basin, half tiled walls, recessed low voltage downlighters, chrome ladder style heated towel rail, ceramic tiled floor.

**Living Room**

Entered through double doors from the entrance hall. Double doors opening to rear facing patio, coved ceiling, 5 amp lamp sockets, BT/TV points.

**Kitchen**

Fitted with a range of beech fronted base and wall mounted units providing storage and speckled granite work surface incorporating Siemens four ring Halogen hob with stainless steel gas oven and grill below, stainless steel splash back and extractor hood, built in and concealed fridge and freezer, sink unit with mixer tap, slimline dishwasher, built in and concealed washer/dryer, recessed chrome low voltage downlighters, under unit lighting, ceramic tiled floor.

**Bedroom One**

Two built in double wardrobes providing hanging and storage space, built in vanity unit with cupboards and drawers, coved ceiling.

**En Suite Bathroom**

Fitted with a white suite of panelled bath with mixer tap/shower attachment, low level WC, wash hand basin, tiled walls, recessed low voltage downlighters, chrome heated towel rail, ceramic tiled floor.

**Bedroom Two**

Coved ceiling, built in double wardrobe.

**En Suite Shower Room**

Corner shower cubicle with Triton shower, low level WC, wash hand basin, fully tiled walls, ceramic tiled floor, heated towel rail, shaver socket.

**OUTSIDE**

**Communal Grounds**

There is off street parking for two cars to the front. Immediately behind the development is a communal area of lawn with established deciduous trees. The whole property is enclosed by panelled fencing.

**Directions**

From our office in Gerrards Cross proceed along Packhorse Road in a northerly direction towards Chalfont St. Peter whereby The Lodge may be found after approximately 500 yards on the right hand side. (Just past the turning for Orchehill Avenue on the opposite side of the road).

**AGENTS NOTE**

Energy Efficiency Rating - B. Please contact us for a full copy of the Energy Performance Certificate (EPC).

**AGENTS NOTE**

Please be aware that the internal photos depict the landlord's furniture. The property is now tenanted.

**VIEWING:**  
Via The Frost Partnership, 32 Packhorse Road, Gerrards Cross  
Telephone: 01753 890909 Email: gerrardscross@frostweb.co.uk



**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.