



52 Bulstrode Court, Gerrards Cross, SL9 7RU

£450,000

TREVOR TAYLOR POWERED BY **exp**™ **UK**

@ trevor.taylor@exp.uk.com

[trevortaylor.exp.uk.com](https://www.trevortaylor.exp.uk.com)

07392 581 444

52 Bulstrode Court, Gerrards Cross, SL9 7RU

A beautifully refurbished two-bedroom, two-bathroom first floor apartment situated within a sought-after gated development, offered to the market with no onward chain and conveniently located a short distance from Gerrards Cross village centre and mainline station.

This superb apartment has been completely refurbished to an exceptional standard by the current owner, offering stylish and contemporary living throughout. Significant improvements include a brand new kitchen, luxurious bathrooms, upgraded central heating system with new boiler, and replacement windows, creating a turnkey home ready for immediate occupation.

The well-proportioned accommodation comprises a spacious reception room with access to a south-facing balcony, providing an ideal space to relax and enjoy natural sunlight throughout the day. The contemporary fitted kitchen has been thoughtfully designed with quality finishes and integrated appliances. There are two generous double bedrooms, including a principal bedroom with en-suite bathroom, together with a separate stylish family bathroom. The apartment also benefits from ample built-in storage, enhancing practicality and ease of living.

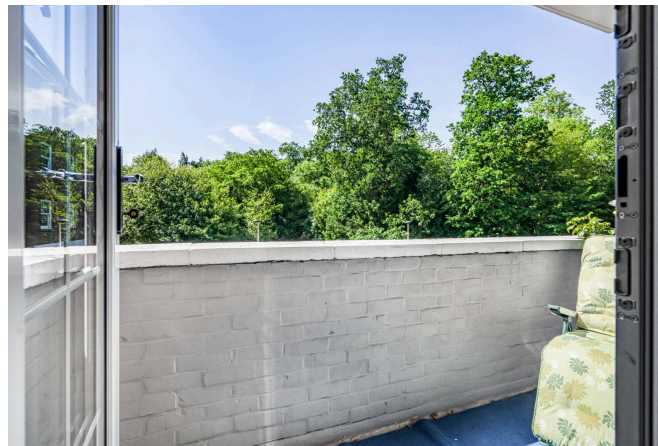




Positioned on the first floor, the apartment further benefits from lift access within the block, enhancing both convenience and accessibility. Additional advantages include a garage, residents' parking, and a share of freehold with an impressive 937-year lease remaining, offering long-term peace of mind.

Bulstrode Court is an attractive gated development, ideally positioned within easy reach of Gerrards Cross village centre with its excellent selection of shops, cafés, restaurants, and Chiltern Railways station providing fast services into London Marylebone.

Offered with no onward chain, this exceptional apartment presents an ideal opportunity for downsizers, professionals, commuters or investors seeking a high-quality home in a prime Gerrards Cross location.





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Approximate Gross Internal Area 815 sq ft - 76 sq m
(Excluding Garage)**

Garage Area 201 sq ft - 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

