

# 2 Bathurst Walk

Iver • • SL0 9DG

Offers In Excess Of: £380,000



coopers  
est 1986

# 2 Bathurst Walk

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Situated within the exciting apartment block of 'Grand Approach' which combines original character with a modern contemporary twist, found within the highly desirable 'Richings Park'. This two bedroom apartment comprises; triple glazing throughout, entrance hallway, open plan living/dining area with storage cupboard, modern kitchen with ceramic tiled floor, equipped with miele appliances and quartz worktops. The master bedroom is complemented with a wonderful three piece ensuite, whilst there is a family shower room off the hallway. Furthermore, there is a very generously sized second double bedroom and underfloor heating throughout the apartment.

Entirely private development of only 10 apartments

No chain

First floor with lift access

Two double bedrooms, Two bathrooms

859 sq.ft

- Modern kitchen with miele appliances and quartz worktops.

Under floor heating throughout

Allocated & gated parking space

Found within the sought after 'Richings Park'

Moments from an Elizabeth Line station

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





2ND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		83 (2008)	82 (2016)

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.