

The **Frost** Partnership

Gerrards Cross Office: T: 01753 890909 E: gerrardscross@frostweb.co.uk

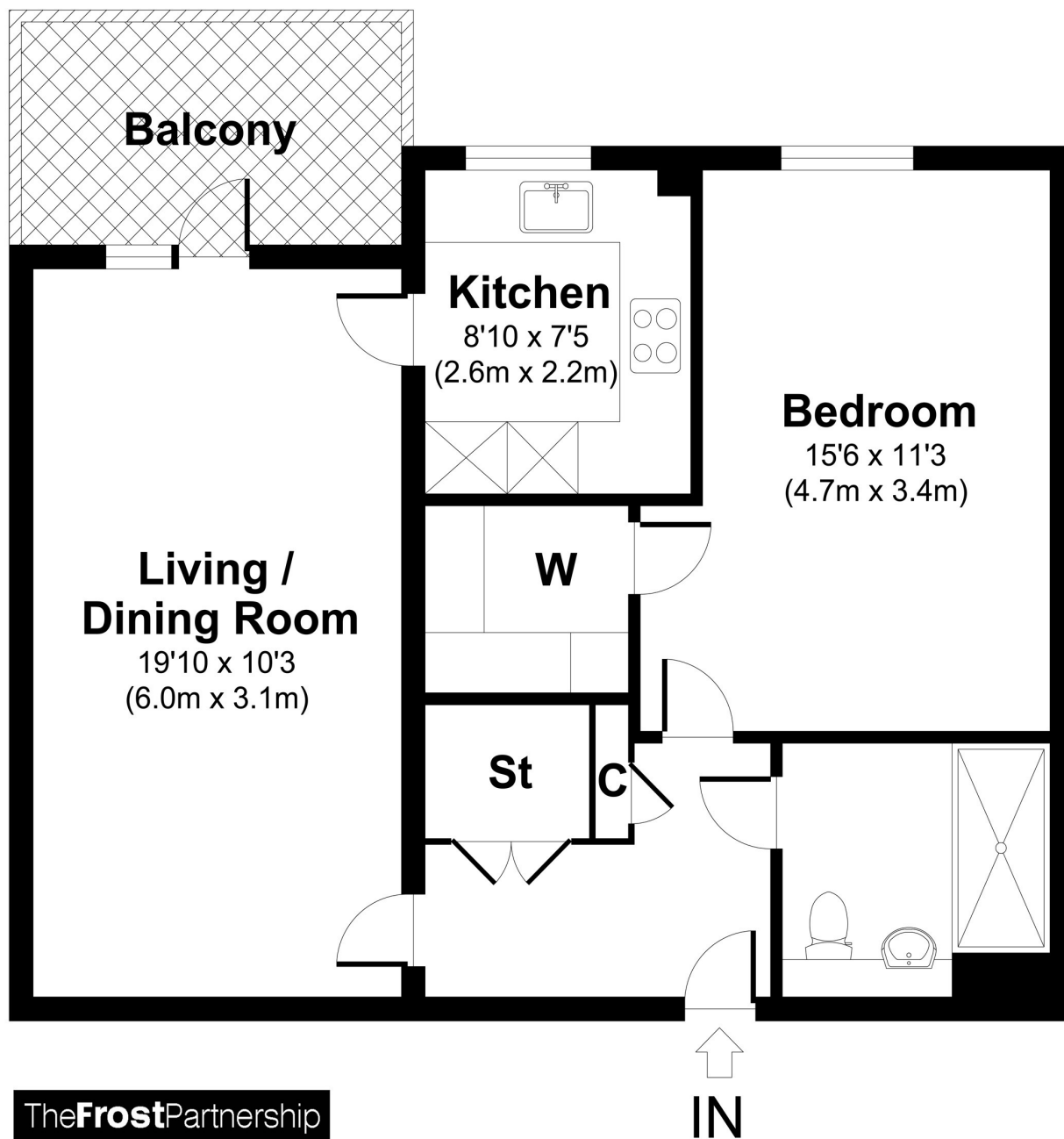
10 Landmark Place, Moorfield Road, Denham Green, Buckinghamshire, UB9 5BY

Price £300,000 (Leasehold)



- Over 60's only
- Luxury development
- Club lounge
- One bedroom apartment
- Close to shops and station
- NHBC warranty

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Landmark Place

APPROX. GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M.

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A beautifully presented one bedroom first floor apartment set within a stunning retirement development designed and built by McCarthy & Stone. The apartment will be an ideal option for those wishing to enjoy their retirement in the Denham area and residents can enjoy use of a reading room, hobby room, sun room and a club lounge with kitchen.

Entrance Hallway

With 24 hour wall-mounted assistance system, storage cupboard housing Vent-Axix boiler, Neff washer/dryer and Kingspan Albion hot water cylinder.

Living Room

Doors giving access to east facing balcony, BT/TV/FM points, standing light points, digital thermostat.

Kitchen

Comprehensively fitted with a range of wall and base units with lengths of worksurfaces and inset 1½ bowl sink with mixer tap and drainer, four ring electric Neff hob with Neff extractor fan above, built-in Neff oven, integrated Neff fridge/freezer, Neff dishwasher, digital thermostat.

Bedroom

Window facing east, overlooking North Orbital Road. BT/TV/FM points, digital thermostat, walk-in wardrobe with hanging rails and shelves.

Shower Room

Fitted with white high quality sanitary ware including level access fully tiled shower, hand basin inset into vanity unit and low-flush WC. Towel rail, shavers only point, fitted mirror, extractor fan, digital thermostat.

Landmark Place

Landmark Place is adjacent to a number of shops, including a newly built Co-op store. A bus stop is located directly outside and the local railway station is only a stone's throw away, with local road and rail links offering regular services to London Marylebone and surrounding areas.

A number of country parks surround the area, which make the south-facing communal gardens a real attraction of the development. There are also a number of local reservoirs and nature reserves in the area - ideal for lovers of the great outdoors!

Located nearby, the beautiful Denham Village is another star attraction of the area and a location made famous by numerous films and television shows.

Agent Note

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

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.