



Bulstrode Court

Gerrards Cross, Buckinghamshire

A spacious modern ground floor flat close to Gerrards Cross town.

This large and spacious recently refurbished ground floor one bedroom apartment is set in a gated development and ideally located within close proximity of the town centre, with allocated parking and a garage.



1 RECEPTION ROOMS



1 BEDROOMS



1 BATHROOMS



GARAGE



COMMUNAL GARDENS



LEASEHOLD



TOWN



914 SQ FT



**GUIDE PRICE
£445,000**



The property

This generous one bedroom ground floor apartment has been tastefully modernised and upgraded by the current owner. The flat is approached through electronic gates and via a communal entrance hall with a security entry phone system.

On entering the apartment, wooden flooring has been laid in the hallway and tiles in the kitchen. The kitchen is well equipped with Corian work surfaces and high gloss units and ample space for a kitchen/dining table. Built-in appliances include a Neff eye level oven, microwave, Neff fridge/freezer and Neff dishwasher. There is also a Neff four ring induction hob with extractor hood above. Furthermore, there is an integrated Zanussi washer and dryer.

The wooden flooring continues into the bedroom, which is a good size and equipped with fully fitted wardrobes. The fully tiled bathroom includes a Villeroy & Boch suite of panelled bath and separate shower plus WC, wash basin and drawers beneath. At the end of the hallway a well-proportioned sitting room boasts

Georgian style double glazed sash windows with electric fire as the focal point.



Outside

Bulstrode Court is a highly regarded development approached through security gates with ample residence and visitors parking. Numerous lawned areas are interspersed with flowering shrub beds and borders. This particular property benefits from a garage. The development itself has resident caretakers who maintain the properties exterior to a high standard.

Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores and restaurants, hotels, public houses and an Everyman cinema. In the centre of the village and West Common is an attractive expanse of open grass and woodland with two ponds. The common hosts a variety of activities including football, walking, cycling and children's play area. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering, tennis, cricket and hockey.

South Buckinghamshire is renowned for its excellent range of state schooling for boys and girls together with a good selection of independent schools, including St Mary's, Thorpe House, Gayhurst and Maltmans Green.

ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham), linking to the M25, M1, M4 and Heathrow / Gatwick / Luton airports, while Gerrards Cross station boasts a speedy Chiltern Rail link to London Marylebone.

Distances

- Gerrards Cross approx 0.74 mile

Nearby Stations

- Gerrards Cross Station approx. 0.74 miles
- Beaconsfield Station approx 4.72 miles

Key Locations

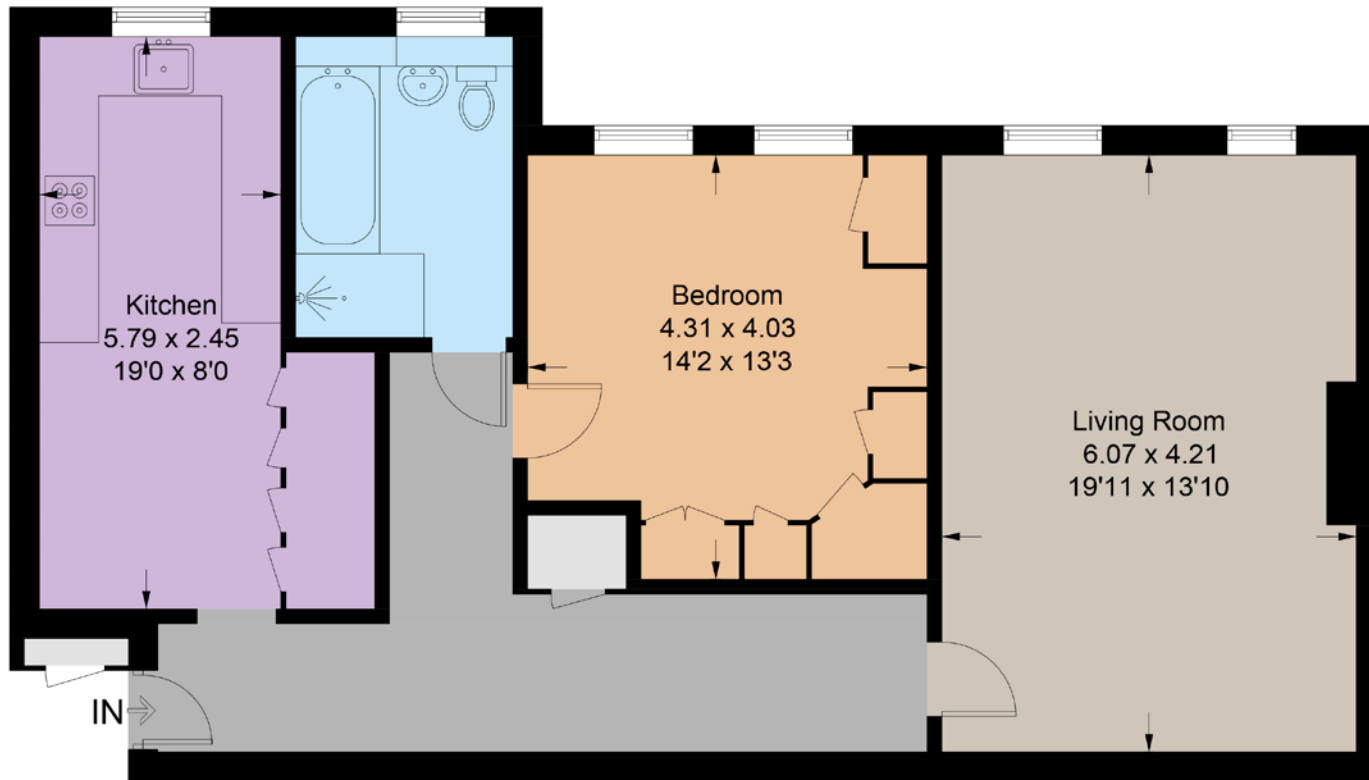
- Burnham Beeches and Stoke Common
- Black Park Country Park
- Denham Country Park

Nearby Schools

- The Gerrards Cross Cof E School
- St Joseph's Catholic Primary School
- St Mary's School
- Thorpe House
- Gayhurst
- Maltman's Green
- Beaconsfield High School for Girls
- The Beaconsfield School
- Chalfont Community College



Approximate Gross Internal Area = 84.9 sq m / 914 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Floorplans

House internal area 914 sq ft (84.9 sq m)

For identification purposes only.

Directions

SL9 7RU

what3words: ///aware.pasta.covers

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D

EPC Rating: C

Tenure: Leasehold, 128 years remaining

Service/Maintenance charges: £2962.88 pa

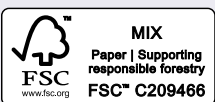
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