



Flat 6, Claremont Court

76 Packhorse Road, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious two bedroom apartment situated in a highly sought after location.

A beautiful two bedroom, second floor luxury apartment in an gated development. This property is offered with no onward chain and is in a prime location to Gerrards Cross centre with the additional benefit of two underground parking spaces.



1 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



UNDER GROUND PARKING



COMMUNAL GARDENS



SHARE OF FREEHOLD



TOWN



1,160 SQ FT



**GUIDE PRICE
£725,000**



The property

The reception hallway provides access to the kitchen, sitting room, both bedrooms and shower room / cloakroom.

The kitchen is equipped with a range of base and eye level units, appliances and opens into the dining area which in turn opens onto the sitting room. The principal bedroom is of good proportions, double wardrobe and fully equipped bathroom. The second bedroom has the benefit of an independant bathroom.

Outside

Outside, there are communal gardens and two private parking spaces within the secure basement.



Location

The property is situated close to the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including, Waitrose, Tesco, boutiques, schools, public houses and restaurants.

The Chiltern Line provides fast commuter links to Central London, while the nearby M25 & M40 motorways provide easy access to Heathrow Airport and the national motorway network.

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.

The area offers a good selection of state primary and secondary schooling together with grammar schools and a wide range of independent schools.

Distances

- M40 (Junction 2) approx. 11 miles
- M25 (Gerrards Cross) approx. 6 miles
- London Heathrow T5 approx. 13 miles

Nearby Stations

- Gerrards Cross Train Station 0.2 miles
(London Marylebone in approx 23 minutes)

Key Locations

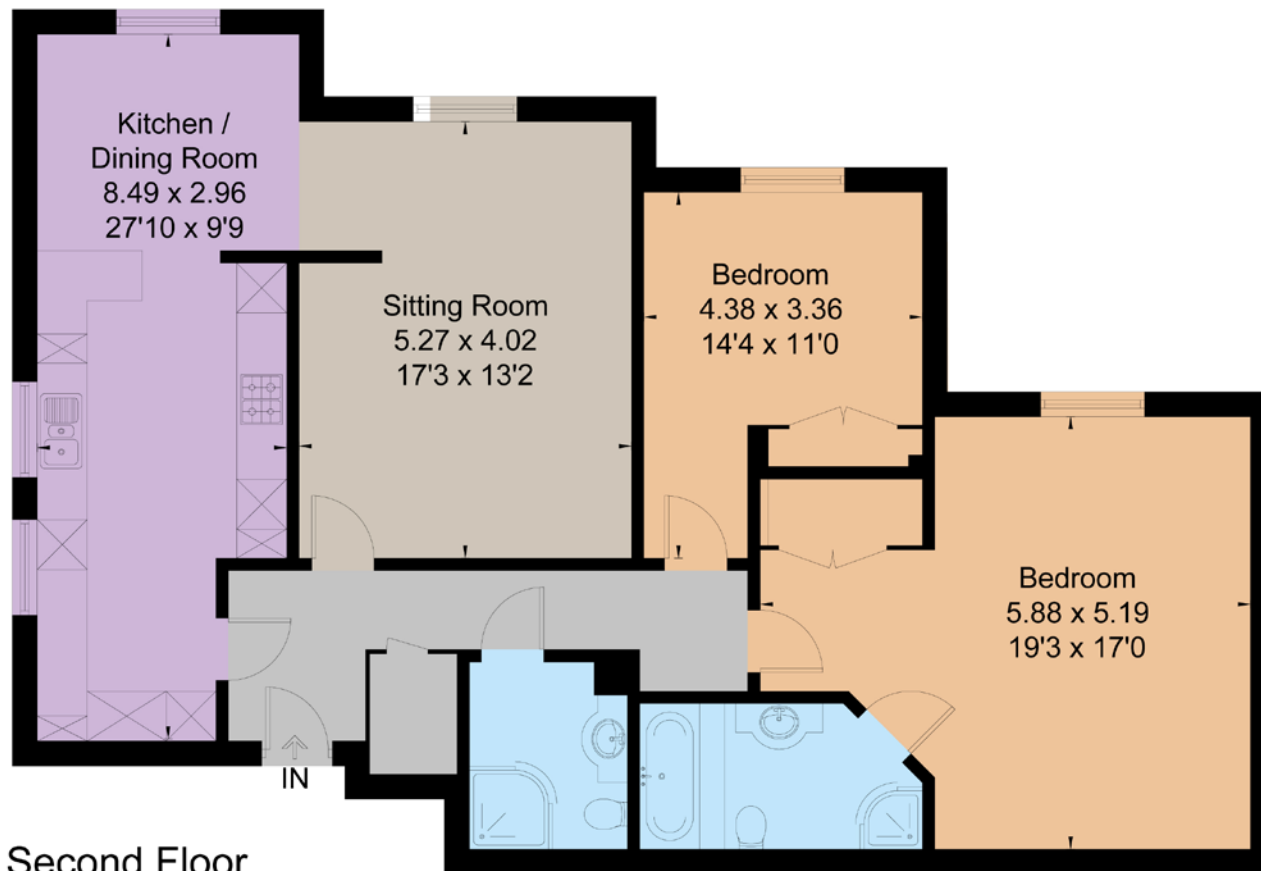
- Gerrards Cross
- Beaconsfield
- Chalfont St Peter

Nearby Schools

- Gerrards Cross C of E School
- Gayhurst School
- Thorpe House School
- St Mary's School
- Dr Challoner's
- Beaconsfield High School



Approximate Floor Area = 107.8 sq m / 1160 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89490

Floorplans

House internal area 1,160 sq ft (107.8 sq m)
For identification purposes only.

Directions

SL9 8HY

what3words: ///sport.defeat.mason

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: G

EPC Rating: B

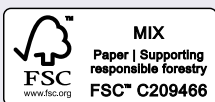
Service & Maintenance charges: £3,600 pa

Gerrards Cross

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