



7 Claremont Court, 76 Packhorse Road, Gerrards Cross, Buckinghamshire

# 7 Claremont Court 76 Packhorse Road Gerrards Cross Buckinghamshire SL9 8HY

A fabulous 2 bedroom penthouse apartment with direct lift access, centrally located for the town centre and railway station. 2 car parking spaces and 2 balconies.

Gerrards Cross Station 0.2 miles (London Marylebone 18 minutes fast train), M40 (Jct 2) 4.4 miles, Beaconsfield Town 4.6 miles, M25 (Jct 16) 6.0 miles, Heathrow Airport (Terminal 1,2 3) 13.3 miles, Central London (Knightsbridge) 19.8 miles

Communal Entrance Hall | Direct Lift Access into Apartment | Reception hall | Living room Kitchen/breakfast room | Principal Bedroom with En Suite | Bedroom 2 | Shower Room Underground Parking | Communal garden EPC rating B

## The property

Located within a popular area, this stylish penthouse provides versatile accommodation on the third floor in an exclusive gated development.

The lift opens into the reception hall inter-connecting all the living spaces with the spacious living room leading to a balcony overlooking the front garden and offering integrated storage. The modern kitchen boasts a range of base units, with a separate island and integrated 4-ring induction hob and dining area. There are also fitted appliances such as the fridge/freezer, microwave, double oven and wine fridge.

The well-proportioned two bedrooms are adjacent to the kitchen on either side and the master bedroom comprises of a balcony, fitted cupboards and en suite bathroom with low level WC, washbasin, corner shower cubicle and bath. The second bedroom has integrated storage. A separate shower room is fitted with a three piece suite and skylight.

## Outside

The property can be approached via a gated driveway leading to an underground garage with each apartment allocated two parking spaces and a storage cupboard.

To the rear, the immaculate communal garden is mostly laid to lawn, enclosed by mature shrubs and trees providing seclusion and an ideal place to relax and entertain guests.

## Location

Gerrards Cross offers a wide range of shopping facilities, including Waitrose and Tesco, as well as a host of independent stores, cafés and restaurants, public houses, a cinema, community library and superb Chiltern Rail link to London Marylebone.

Ideal for the commuter, the motorway network can be accessed at Junction 1 M40 (Denham) or Junction 2 M40 (Beaconsfield), linking to the M25, M1, M4, and Heathrow/Gatwick airports while regular services from the village's train station reach central London in around 20 minutes.

The area offers an excellent range of state schooling including The Gerrards Cross CoFE School (rated Outstanding by Ofsted) and The Chalfonts Community College together with a good selection of noted independent schools including Gayhurst, St. Mary's, Thorpe House and Maltmans Green.

**\*\*Please note the images being used in this brochure are library images\*\***





## Directions

From Strutt & Parker's office in Gerrards Cross, walk north-east for 1 minute on Packhorse Road/B416 towards South Park. Claremont Court will be on the right hand side.

## General

**Local Authority:** South Buckinghamshire District Council 01895 837200

**Tenure:** Leasehold

**Lease:** 999 years from April 2008

**Services:** Electricity, gas, mains water and mains drainage.

**Council Tax:** Band G

## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

**01753 891188**

[gerrardscross@struttandparker.com](mailto:gerrardscross@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://www.facebook.com/struttandparker)

50 offices across England and Scotland, including Prime Central London



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Particulars prepared January 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited