



4 Crompton Hall
South Park, Gerrards Cross

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A spacious two bedroom ground floor apartment within striking distance of Gerrards Cross town

Crompton Hall is set within well-maintained gardens that surround the development.



1 RECEPTION
ROOMS



2 BEDROOMS



2 BATHROOMS



UNDERCROFT
PARKING



COMMUNAL
GARDENS



SHARE OF
FREEHOLD



TOWN



1,264 SQ FT



OIEO
£750,000



The property

Situated on one level this spacious two bedroom apartment boasts a lovely sitting room with access to a balcony that overlooks the grounds, and has ample space for a dining table. The kitchen/breakfast room is comprehensively fitted with a range of modern units and equipped with a range of Neff appliances including five ring induction hob, eye-level stainless steel electric oven and combination microwave oven, plate warming drawer, integrated fridge and freezer along with integrated dishwasher. There is also a breakfast bar.

The principal bedroom has built-in wardrobes along with en suite bathroom to include shower cubicle and bath. Guest bedroom also includes en suite with double sized shower cubicle and built-in wardrobes.



Outside

There are two underground parking bays for this property and ample visitors parking. The delightful communal gardens wrap around all sides complete with flowering and shrubbery borders.

Location

Gerrards Cross is a picturesque and highly convenient town with a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafes, public houses, an Everyman cinema and community library.

In addition to the community centre, local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club, Tennis Club and Gerrards Cross Bowls Club.

Ideal for the commuter, the nearby M40 links to the M25, M1, M4 and London Heathrow/Gatwick and Luton airports, while Gerrards Cross station offers speedy Chiltern Rail Link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross CofE School, together with an excellent choice of Grammar schools and a wide range of independent schools



Distances

- London Heathrow Airport approx. 12.7 miles

Nearby Stations

- Gerrards Cross approx. 0.5 miles

Key Locations

- Chiltern Open Air Museum
- Burnham Beeches
- Windsor Castle

Nearby Schools

- Gerrards Cross CofE School
- Thorpe House School
- Gayhurst School
- Maltman's School
- Chalfont Community College
- The Beaconsfield School
- Beaconsfield High School
- St Mary's School



Approximate Gross Internal Area = 117.4 sq m / 1,264 sq ft



First 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 1,264sq ft (117.4 sq m)
For identification purposes only.

Directions

SL9 8HR

what3words: ///limes.agree.legend

General

Local Authority: Buckinghamshire Council

Services: Mains electric, water, drainage and full fibre to the building, intruder alarm and water softener fitted

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

Council Tax: Band G

EPC Rating: D

Tenure: Share of Freehold, Leasehold terms: 999 years remaining from 2004

Service and Maintenance charges: £6,400 pa

Gerrards Cross

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