



Flat 3, Gloucester Court  
Moorfield Road, Denham

STRUTT  
& PARKER

BNP PARIBAS GROUP

# Ground floor apartment within striking distance of Denham train station

Lovely two bedroom apartment in a gated development



1 RECEPTION  
ROOM



2 BEDROOMS



1 BATHROOM



PRIVATE  
PARKING



COMMUNAL  
GARDENS



LEASEHOLD



VILLAGE



634 SQ FT



GUIDE PRICE  
£295,000



## The property

This lovely light and spacious two bedroom apartment, situated on the ground floor, comprises a comprehensively fitted kitchen with base and eye level units, bathroom, and a spacious living/dining area with French doors leading directly onto a private patio area, ideal for al fresco dining.

The property includes fitted storage in the hallway.



## Outside

Gloucester Court is situated within a gated development and includes one allocated parking space with additional visitor parking available, and lovely landscaped communal gardens.

## Location

Denham is a charming village in Buckinghamshire, approximately 17 miles from central London. The village features several local shops, cafe, pubs and a variety of dining options. The village is home to Buckinghamshire Golf Club, a parkland course of 18 holes crossed by the River Colne and Misbourne.

There are excellent road links with M25 (Junction 16) and M40 (Junction 1) easily accessible, connecting to the national motorway network and major international airports.

Buckinghamshire is celebrated for its outstanding educational options, both state and independent schools.

## Distances

- London Heathrow Airport approx. 9.7 miles

## Nearby Stations

- Denham train station approx. 0.3 miles

## Key Locations

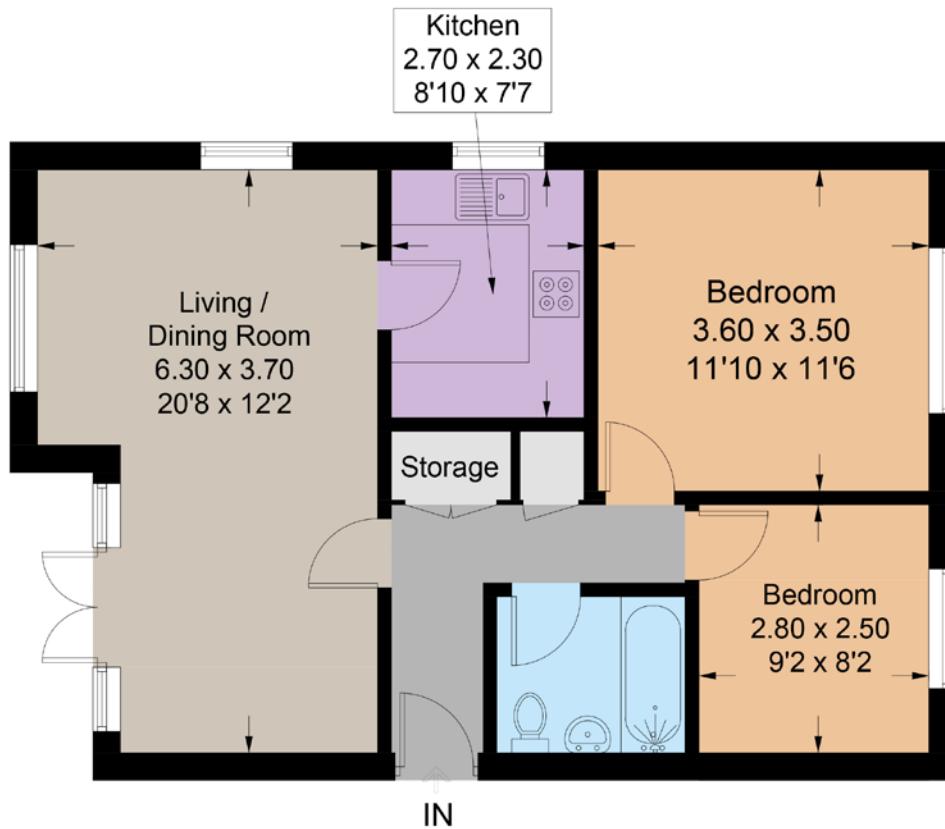
- Denham Village
- Gerrards Cross
- Denham Golf Club

## Nearby Schools

- Denham Village School
- Denham Green E-Act Primary Academy
- The Gerrards Cross CofE School
- Bishopshalt School, Uxbridge
- Vyners School, Uxbridge
- St Mary's School, Gerrards Cross
- Ruislip High School, Ruislip



Approximate Gross Internal Area = 58.9 sq m / 634 sq ft



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 634sq ft 58.9 sq m

For identification purposes only.

## Directions

UB9 5NR

what3words: ///happy.fantastic.coherent

## General

**Local Authority:** Buckinghamshire Council

**Services:** Mains electric, water and drainage

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

**Council Tax:** D

**EPC Rating:** D

**Tenure:** Leasehold expires 2181

**Service and Maintenance charges:** £1,200 per annum

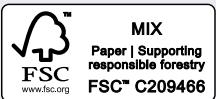
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## Gerrards Cross

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