



Flat 4, Grosvenor Court

Packhorse Road, Gerrards Cross

Modern apartment within striking distance of Gerrards Cross town.

A beautifully presented, spacious two bedroom first floor apartment situated in a luxury development and offered with no onward chain.



1 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



UNDERCROFT PARKING



COMMUNAL GARDENS



SHARE OF FREEHOLD



TOWN



1080 SQ FT



**GUIDE PRICE
£545,000**



The property

This first floor apartment forms part of an elegant development of 14 apartments within two distinctive Arts and Crafts style buildings, with attractive landscaped gardens.

The lift can be accessed from either the underground parking or the communal entrance hall on the ground floor.

This particular apartment offers spacious and well-presented accommodation throughout. Lovely modern fitted kitchen / diner with base and eye level units, fitted appliances and ample space for a dining table. There is a large lounge and separate cloakroom. Both bedrooms benefit from having en suite facilities.



Outside

There is both pedestrian access to the private gardens and gated vehicular access leading down to the underground parking where this property has two allocated spaces. The lift can be accessed from either the underground parking or the communal entrance hall on the ground floor.

Location

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

Golf enthusiasts need look no further than the prestigious Stoke Park Golf Club in nearby Stoke Poges.

The club's 27-hole course is ranked amongst the top 100 in the world. Gerrards Cross also benefits from its own Golf Club. Other activities to enjoy are tennis, bowls, cricket and hockey.

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 a 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 and Fulmer Infant School, together with an excellent choice of grammar schools and a wide range of independent schools.

Distances

- London Heathrow airport approx. 15 miles

Nearby Stations

- Gerrards Cross approx 800 metres

Key Locations

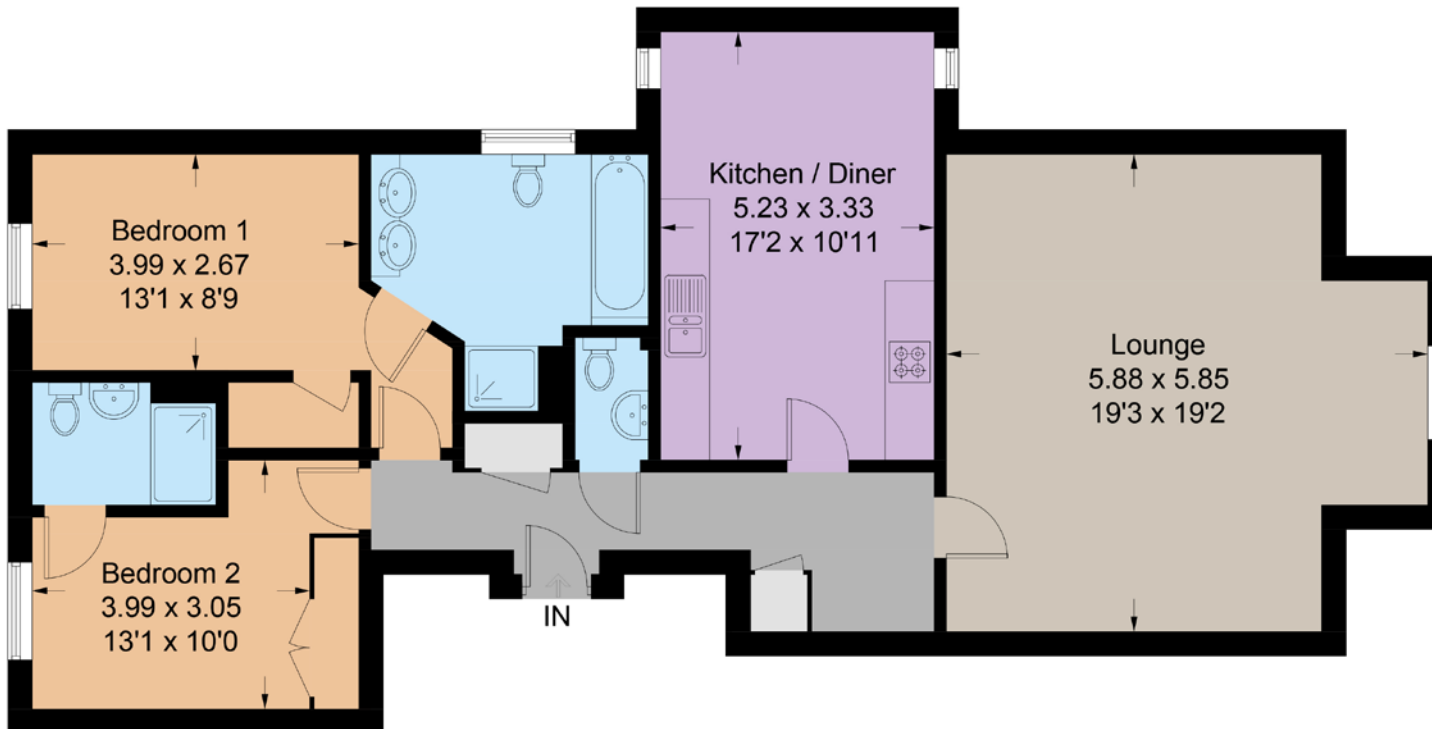
- West Common
- Chalfont St Peter village
- Black Park Country Park

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 = 100.4 sq m / 1,080 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 1,080 sq ft (100.4 sq m)
For identification purposes only.

Directions

SL9 8FE

what3words: ///lamp.trials.pads

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: Band F

EPC Rating: B

Tenure: Share of Freehold 999 year lease from 2008

Services and maintenance: £3,980 per annum

Ground Rent: Nil

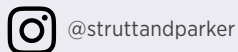
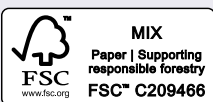
Gerrards Cross

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