



Flat 8, Hamilton Place

Orchehill Rise, Gerrards Cross, Buckinghamshire



BNP PARIBAS GROUP

A superb apartment with excellent potential, close to the town of Gerrards Cross.

Offered with vacant possession and no onward chain, a spacious first floor apartment with the added benefits of a private entrance and a double garage.



1 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



COMMUNAL GARDENS



LEASEHOLD



TOWN



1,510 SQ FT



**GUIDE PRICE
£695,000**



The property

This impressive apartment, whilst requiring some updating and refurbishment, offers an excellent opportunity for those looking for the convenience of town centre living and to create their own bespoke home.

The internal accommodation comprises a private hall with a large cloaks cupboard. A sweeping staircase then rises to the first floor and a spacious landing area. The principal reception room affords views over the grounds to the front in addition to offering a charming balcony. The adjoining kitchen encompasses a range of cabinetry together with provision for appliances that include an oven, fridge freezer and washing machine. There is also a space to one side for a breakfast table.

There are three bedrooms including a main bedroom with en suite and a second double bedroom with built in wardrobes.

The versatile third bedroom could easily be utilised as a study or hobbies room if required. Servicing these rooms is a well-appointed bathroom.



Outside

Approached via Orchehill Rise, there is a large hardstanding area to the front with a provision for residents parking. To one side is a communal garage block where there are two garages labelled 9 & 10, which are allocated to this property. The remaining grounds to the side and rear of the building are beautifully maintained, consisting of large expanses of lawn that are encompassed by a variety of shrubs and established trees.

Location

Gerrards Cross is a highly regarded and sought after commuter town in Buckinghamshire. Offering a wide range of shopping facilities, including a Waitrose and a Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, a cinema, community library and health centre.

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. Ideal for the commuter, the

nearby M40 links to the M25, M1, M4, and Heathrow/ Gatwick 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 (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.



Distances

- M40 (Junction 2) approx. 4.8 miles
- M25 (Gerrards Cross) approx. 7 miles
- London Heathrow airport approx. 12 miles

Nearby Stations

- Gerrards Cross 0.5 miles (London Marylebone in approx. 23 minutes)

Key Locations

- Gerrards Cross 0.5 miles
- Beaconsfield 5.0 miles

Nearby Schools

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



Approximate Gross Internal Area = 140.3 sq m / 1,510 sq ft
 Garage = 35.2 sq m / 379 sq ft
 Total = 175.5 sq m / 1,889 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 1,510 sq ft (140.3 sq m)
 For identification purposes only.

Directions

SL9 8PR

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General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, mains water and drainage

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

Council Tax: F

EPC Rating: C

Tenure: Leasehold, 951 years remaining

Service/Maintenance charges: £3,788 pa

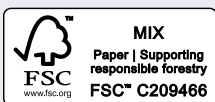
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