



Flat 13, Rutherford House

Packhorse Road, Gerrards Cross, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A most elegant and impeccably presented two bedroom duplex apartment

Located within the highly regarded Rutherford House close to the heart of Gerrards Cross



**OPEN PLAN
KITCHEN/
LIVING ROOM**



2 BEDROOMS



2 BATHROOMS



**BASEMENT
PARKING**



PENTHOUSE



LEASEHOLD



TOWN



1,272 SQ FT



**GUIDE PRICE
£750,000**



The property

Upon entering the reception hallway to the property, immediately the stylish ambience is felt. From here there is access to the first floor of the apartment via the staircase. Cloakroom and doorway access to the second bedroom and large open-plan kitchen/breakfast/ living room. The kitchen is stylishly fitted with a modern range of base and eye level units, fitted appliances and a centre dining table matching the kitchen and granite work top. The open plan living room features a stone fireplace surround, engineered wood floor and double doors leading to the balcony.

The second bedroom benefits from an en suite bathroom. On the first floor landing there is a linen store room. The principal bedroom with a semi vaulted ceiling is also laid with engineered wooden flooring, en suite bathroom and double doors onto the balcony with lovely elevated views of the communal rear garden.

Outside

Rutherford House sits behind two sets of security gates; one gate leads to the front of the building providing access to the communal front entrance and surface parking for residents. The second gate leads down to the basement parking, where this apartment has the use of two allocated parking spaces and a storage enclosure.



Location

The property is situated close to the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including, Waitrose, Tesco, boutiques, coffee houses, restaurants, public houses and schools.

The Chiltern line station provides fast commuter links to Central London, while the nearby M25 and M40 motorways provide easy access to Heathrow Airport and the national motorway network.

Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering Cricket, tennis and hockey.

The area offers a good selection of state primary and secondary schooling together with grammar schools and a wide range of independent schools.

Distances

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

Nearby Stations

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

Key Locations

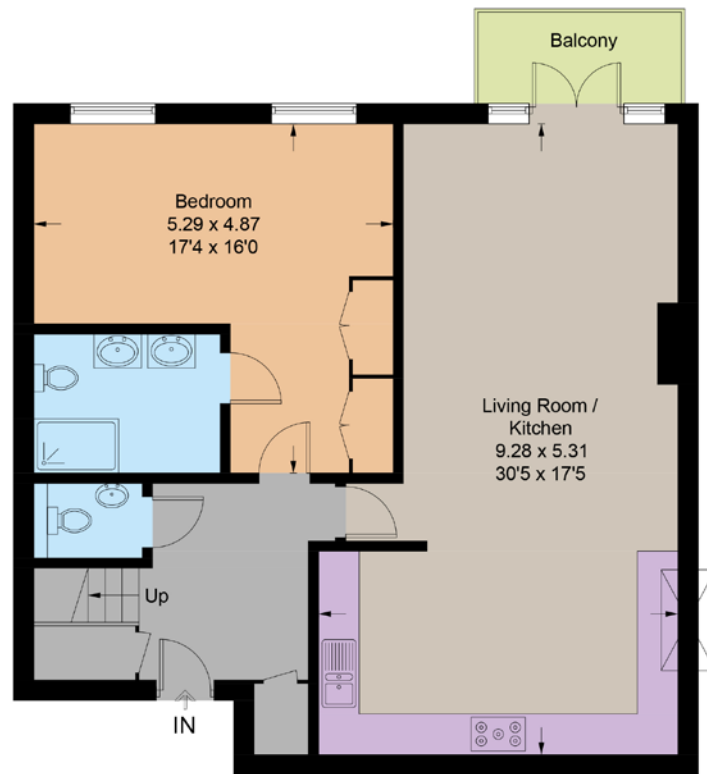
- Gerrards Cross 0.5 miles
- Beaconsfield Town 5.0 miles
- Chalfont St Peter village 1.5 miles

Nearby Schools

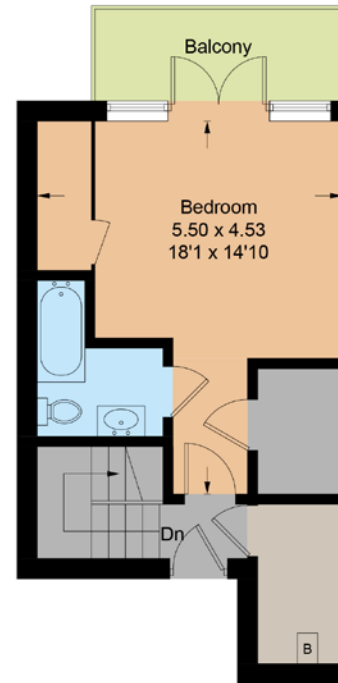
- Gerrards Cross CofE School
- Gayhurst School
- Thorpe House School
- St Mary's School
- Dr Challoners High and Grammar Schools
- Beaconsfield High School for girls



Approximate Gross Internal Area
Ground Floor = 85.1 sq m / 916 sq ft
First Floor = 33.1 sq m / 356 sq ft
Total = 118.2 sq m / 1,272 sq ft



Ground Floor



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 1,272 sq ft (118.2 sq m)
For identification purposes only.

Directions

SL9 8GZ

///what3words: unique.vouch.relax

General

Local Authority: Buckinghamshire Council

Services: mains gas, electric, mains water and drainage

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

Council Tax: G

EPC Rating: C

Tenure: Leasehold, 107 years remaining

Service & Maintenance Charges: £4,450pa including standing water charges.

Current Ground Rent: £656.05pa

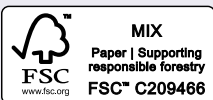
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Gerrards Cross

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