

# Alborough Lodge

Gerrards Cross

# Specifications

## Flooring

- Engineered wood flooring to hallway & kitchen living room
- Carpets to bedrooms
- Tiling to bathrooms

## Heating

- Radiators to main living areas
- Underfloor heating and towel radiators in bathrooms

## Decoration

- Neutrally decorated throughout
- Fitted wardrobes to all bedrooms

## Kitchen

- Fully fitted white handleless kitchen
- Integrated Neff appliances including oven, microwave, induction hob, fridge freezer, dishwasher & wine cooler. Washer / dryer in utility cupboard within each apartment
- Silestone worktops
- Mirrored splash backs

## Bathrooms

- White Duravit sanitary ware throughout all bathrooms and en-suites
- Chrome fittings including Hansgrohe taps
- Vanity units to all bathrooms and en-suites
- Ceramic full height tiling to wet walls in the bathrooms and en-suites
- Half tiling to remainder of bathroom
- Shower display recess
- Rain shower head and separate hand held shower in shower cubicles
- Motion controlled backlit wall mounted mirrors

## Gardens / external areas

- Front allocated parking with block paving
- Patio to Apartments 1 & 3; roof terrace to Apartment 6; balcony to Apartments 4, 7 & 8
- Communal gardens





## The Local Area

Located close to the centre of Gerrards Cross, a small but bustling town with plenty of character, these apartments benefit from all its amenities, which include good day to day shopping including high street stores, Waitrose and Tesco, a variety of cafes, restaurants, boutique shops, an Everyman cinema & community library.

The apartments are also within easy reach of Gerrards Cross Common, an attractive expanse of open grass and woodland with two ponds. The Chiltern Rail Line links Gerrards Cross rail station to London Marylebone (fast services taking only 21 minutes) and both the M25 and M40 offer excellent travel links further afield.

Though it lies just 20 miles west of London, this sought-after town, popular with commuters, is also close to the stunning Chiltern Hills area of outstanding natural beauty, offering access to the best of city and countryside living.

The area also offers excellent sporting facilities including Dukes Wood Sports Club offering tennis and cricket. Nearby golf courses include Gerrards Cross, Denham & The Buckinghamshire.

# Ground Floor

## Apartment 1

90.9 sq m (969 sq ft)

Kitchen / Dining room

5.79m x 2.69m (19'0 x 8'10")

Living room

4.15m x 4.12m (13'7" x 13'6")

Bedroom 1

3.70m x 3.45m (12'2" x 11'4")

Bedroom 2

4.03m x 3.10m (13'3" x 10'2")

Service Charge £4145.88; Council tax band: E; EPC rating B; Leasehold

## Apartment 2

64.5 sq m (694 sq ft)

Kitchen

3.25m x 3.01m (10'8" x 9'11")

Living room

6.87m x 3.25m (22'6" x 10'8")

Bedroom 1

5.40 x 3.08m (17'9" x 10'1")

Service Charge £4145.88; Council tax band: E; EPC rating B; Leasehold

## Apartment 3

76.8 sq m (827 sq ft)

Kitchen / Dining / Living room

8.42m x 3.23m (27'7" x 10'7")

Bedroom 1

4.28m x 3.16 (14'1" x 10'4")

Bedroom 2

5.05 x 2.83m (16'7" x 9'3")

Service Charge £3548; Council tax band: F; EPC rating B; Leasehold

## Ground Floor



# First Floor

## Apartment 4 90.9 sq m (968 sq ft) SOLD

Kitchen / Dining room  
5.79m x 2.69m (19'0" x 8'10")  
Living room  
4.14m x 4.14m (13'7" x 13'7")  
Bedroom 1  
3.70m x 3.45m (12'2" x 11'4")  
Bedroom 2  
4.01m x 3.09m (13'2" x 10'2")

## Apartment 5 64.5 sq m (694 sq ft) SOLD

Kitchen  
3.56m x 2.92m (11'8" x 9'7")  
Living / Dining room  
6.82m x 3.23 (22'5" x 10'7")  
Bedroom 1  
4.93m x 3.16m (16'2" x 10'4")  
Service Charge £2974.78; Council tax band: E; EPC rating B; Leasehold

## Apartment 6 67.8 sq m (730 sq ft) SOLD

Kitchen  
3.25m x 3.01m (10'8" x 9'11")  
Living room  
6.87m x 3.25m (22'6" x 10'8")  
Bedroom 1  
5.42 x 3.08m (17'9" x 10'1")

## First Floor



# Second Floor

## Second Floor

Apartment 7 104.8 sq m (1,128 sq ft) SOLD

Kitchen 6.55m x 5.02m (21'6" x 17'1")  
Living / Dining room 9.01m x 6.55m (29'7" x 21'6")  
Bedroom 1 4.75m x 3.15m (15'7" x 10'4")  
Bedroom 2 5.26m x 3.40m (17'3" x 11'2")

Apartment 8 103.0 sq m (1,109 sq ft) SOLD

Kitchen / Living / Dining room 7.46m x 6.52m (24'6" x 21'5")  
Bedroom 1 4.75m x 3.1m (15'7" x 10'2")  
Bedroom 2 5.25m x 3.69m (17'3" x 12'1")



Strutt & Parker Gerrards Cross  
83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188  
[gerrardscross@struttandparker.com](mailto:gerrardscross@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

---

Important Notice: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2021. Particulars prepared September 2021. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited