



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 £4146; 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 £2975; 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 £2975; 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

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") |

Second Floor



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

01753 891188
gerrardscross@struttandparker.com
struttandparker.com



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