



6 Marsham House, Station Road, Gerrards Cross,
Buckinghamshire

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& PARKER**

BNP PARIBAS GROUP 

6 Marsham House Station Road Gerrards Cross Buckinghamshire SL9 8ER

A superbly designed and highly desirable one bedroom first floor apartment offering elegant light-filled spaces and located within the heart of Gerrards Cross town centre.

Gerrards Cross train station 0.3 miles (London Marylebone 21 minutes), M40 (Jct 2) 3.9 miles, London Heathrow (Terminal 5) 12.0 miles, Central London 21.5 miles.

Communal entrance hall | Lift to all floors
Private entrance hall | Open plan living/dining/kitchen with Juliet balcony | Principal bedroom
Bathroom | Secure undercover parking | EPC Rating B

The property

This high specification apartment forms part of a modern development which is an exclusive collection of contemporary one and two bedroom apartments and penthouses.

The communal entrance hall leads to stairs and lift giving access to all floors.

Upon entering the property the welcoming entrance hall features a built-in storage cupboard and doors to all further rooms. The open-plan reception/kitchen area is perfect for day-to-day living as well as more formal entertaining. The kitchen is fitted with a contemporary range of handle-less base and eye level units with Silestone composite work surfaces and a range of Neff integrated appliances. The kitchen area is open to the living/dining area with Juliet balcony and stunning views overlooking greenery.

The bedroom is a sanctuary from the world outside and features fitted wardrobes. This blends seamlessly with a thoughtfully appointed luxury bathroom.

Outside

The property benefits from secure undercover allocated parking.

Location

Gerrards Cross nestles at the foothills of The Chiltern Hills, an area of outstanding natural beauty. The highly-convenient town offers a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, an Everyman cinema, community library and health centre, all within striking distance of the apartment.

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 C of E 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.





Floorplans
House internal area 579 sq ft (53.8 sq m)
For identification purposes only.



Directions

From Strutt & Parker's office in Gerrards Cross, proceed south towards the A40 and take the first turning on the left into Station Road. Marsham House can be found at the end of the road on the right hand side.

General

Local Authority: Buckinghamshire Council
Services: Mains electric, water and drainage. Underfloor heating.
Council Tax: Band E
Tenure: Leasehold
Lease: 250 years from 1st January 2018
Service Charge: £2,125,68 per annum
Ground Rent: £350 per annum
Guide Price: £399,950

Gerrards Cross

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