



Flat 4, Oakridge House

Station Road, Gerrards Cross, Buckinghamshire

Centrally located within the heart of Gerrards Cross

A spacious top floor apartment conveniently placed just moments from local shops and railway station. No onward chain.



1 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



ALLOCATED PARKING SPACE



XX ACRES



LEASEHOLD



TOWN



1,072 SQ FT



**GUIDE PRICE
£495,000**



The property

A spacious top floor three bedroom apartment conveniently placed just moments from local shops and railway station. Offered with no onward chain.

The apartment also offers a fully fitted kitchen, living / dining room, bathroom and cloakroom.



Outside

Flat 4, has one allocated parking space.

Location

The property is conveniently situated above Waitrose, in the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including, Tesco, boutiques, public houses, restaurants and schools. The Chiltern Line station in Gerrards Cross provides fast commuter links to Central London, while the nearby M25 & M40 motorways provide easy access to Heathrow Airport and the national motorway network.

Local sporting amenities are excellent and include Anytime Fitness 24-hour gymnasium, Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket 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

- London Heathrow Airport approx. 17 miles

Nearby Stations

- Gerrards Cross Station 0.2 miles

Key Locations

- Gerrards Cross Town
- Chalfont St Peter
- Beaconsfield

Nearby Schools

- Gerrards Cross CofE School
- St Joseph's Catholic School
- Thorpe House
- Gayhurst
- St Marys School
- Dr Challoner's High & Grammar
- Beaconsfield High School



Approximate Gross Internal Area = 99.6 sq m / 1,072 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.

© CJ Property Marketing Ltd Produced for Strutt & Parker



Floorplans

House internal area 1,072 sq ft (99.6 sq m)
For identification purposes only.

Directions

SL9 8ES

what3words: ///next.forest.poster

General

Local Authority: Buckinghamshire Council

Services: Mains electric, water and drainage

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

Council Tax: E

EPC Rating: D

Tenure: Leasehold (120 year lease)

Service Charges: £4,000pa

Ground rent: £250pa

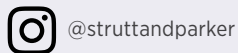
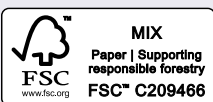
Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com
[struttandparker.com](https://www.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 June 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

