





THE WELL APPOINTED KITCHEN
OPENS TO THE LOUNGE WHICH
HAS BI-FOLD DOORS AND A
PART GLAZED BALCONY



THIS BRIGHT AND HIGHLY SPECIFIED FIRST FLOOR APARTMENT IS WITHIN A LEVEL WALK OF THE HEART OF GERRARDS CROSS

- **Luxury Apartment With Lift And Underfloor Heating**
- **Two Bath/Shower Rooms And A Guest Cloakroom**
- **Two Double Bedrooms Plus A Study**
- **South West Facing Balcony Overlooking The Gardens**

This modern purpose built apartment is conveniently located within a level walk of the heart of Gerrards Cross.

It is approached via electrically operated gates to the driveway and has two designated parking spaces. There is a double front door which leads to a ground floor communal hallway with a smartly tiled floor, the stairs and lift.

Being on the first floor there is a spacious communal landing area which continues the bright and modern theme. A private front door then leads to the apartment itself.

The entrance hall is spacious and has ceramic tiled flooring with underfloor heating (which runs throughout the apartment), a video entry system and the added bonus of a guest cloakroom. The accommodation then flows from this central hallway.

There is separate study which has a fitted Neville Johnson bookcase.

The living room has double glazed bi-fold doors which provide access to the South West facing balcony complete with a glass surround and an electrically

operated sun awning. This is a very useable outdoor living space and looks over the communal gardens.

The kitchen has a ceramic tiled floor and complimenting tiling to the walls. It features a comprehensive range of modern high gloss units and a range of mainly Siemens integrated appliances which include a fridge/freezer, dishwasher, washer/dryer, wine fridge and cooker. There is a wide opening to the lounge which creates an open and bright living space.

The master bedroom has two double wardrobes, one of which is by Neville Johnson. There is an ensuite bathroom complete with bath and stand alone shower. The second bedroom has a double wardrobe and an ensuite shower room. Both bath/shower rooms are well fitted in the contemporary style.

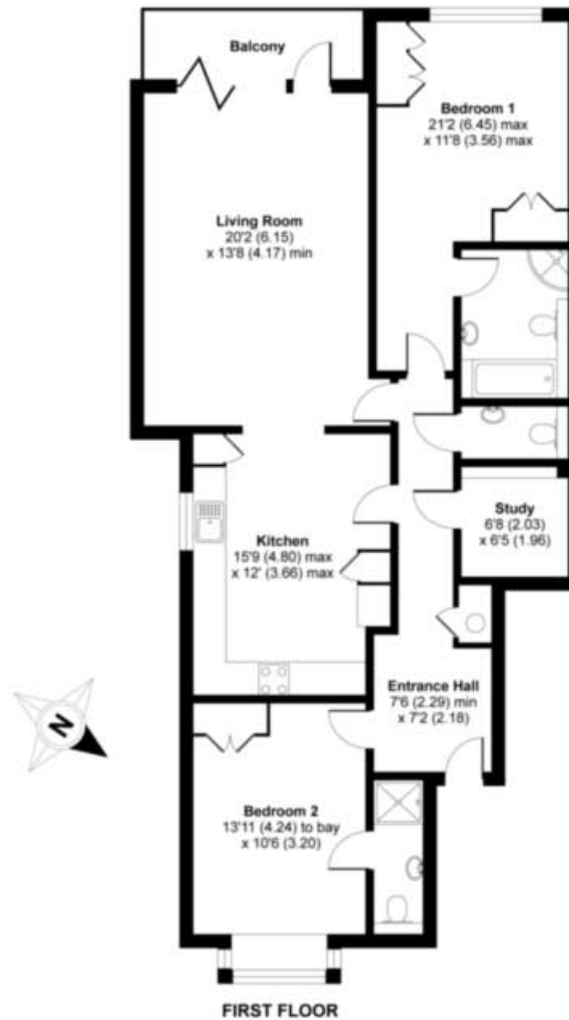
To the rear there are communal gardens and each of the five apartments has its own storage shed complete with light and power which is a useful and practical bonus.

The apartment benefits from a share of the freehold with a 999 year lease which runs from January 2011.

EPC: B



APPROX. GROSS INTERNAL FLOOR AREA 1144 SQ FT 106.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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