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estate agents







South Park

Gerrards Cross, Buckinghamshire, SL9 8HE



£450,000 Share of Freehold

A beautiful presented second floor apartment, situated within walking distance of the centre of Gerrards Cross, with its local shops and restaurants and the Railway Station making this apartment an ideal choice for the commuter. Long Gables is a modern development of quality apartments, built in 2006 by Shanly Homes and this particular property is offered to the market with no onward chain. The apartment itself is tastefully presented with an entrance hall leading to the lounge. The kitchen/breakfast room has a comprehensive range of high gloss base and wall units, granite work surfaces and integrated appliances. The two bedrooms have built in storage; the master having an en suite shower room, and a further full bathroom.Further features include underground parking with two allocated spaces, security entry phone system, lift to all floors, under floor heating, attractive landscaped communal gardens and a modern finish throughout.

Ground Floor

Communal Entrance Hall

Video entry system and lift, Stairs rising to the second floor, Door to:

Entrance Hall

Cupboard housing Mega flow hot water cylinder with slatted shelving. Store cupboard. Skylight providing natural light. Down lighters. Double doors leading to:

Lounge

17' 10" x 12' 2" (5.44m x 3.71m) Double glazed window over looking front aspect. Downlighters. Smoked glass partition and archway leading to:

Kitchen / Breakfast Room

17' x 9' 6" (5.18m x 2.90m) Well fitted with high gloss wall and base units. Granite worktop and splash backs. One and a half bowl stainless steel sink unit with mixer tap and pull out spray tap. Built in Siemens electric hob with brushed steel splash back and extractor hood over. Fitted oven. Fitted microwave. Hidden under unit lighting. Integrated washing machine/ dryer. Fitted slim line dishwasher. Built in fridge and freezer, Ceramic tiled floor. Down lighters. Double glazed window over looking front aspect. .

Bedroom 1

11' 5" x 10' 9" (3.48m x 3.28m) Fitted triple slide robes with shelving. Double glazed window over looking front aspect. Sliding door to:.

En-Suite Shower Room

Fully tiled with a contemporary white suite comprising low level w.c with concealed cistern, wash hand basin with mixer tap and walk in shower. Heated chrome towel rail. Shaver's point. Down lighter. Extractor fan. Ceiling skylight, Tiled floor.

Bedroom 2

11' 6" x 8' 8" (3.51m x 2.64m) Built in double slide robes with shelving. Velux roof light.

Bathroom

Majority tiled with a contemporary white suite comprising low level w.c with concealed cistern, wash hand basin with mixer tap and metal bath. Tiled floor. Velux roof light. Shavers point. Heated towel rail. Down lighters. Extractor fan.

Outside

Communal Gardens

The property enjoys very pretty communal gardens with well planted flower and shrub borders and attractive lawned areas. There is visitor parking to the front of the property and the property enjoys electric gated access.

Allocated Parking

underground garage parking with two allocated spaces

Lease

Share of the freehold

Service Charge

£3,300 per annum a year paid six monthly £1,650. .









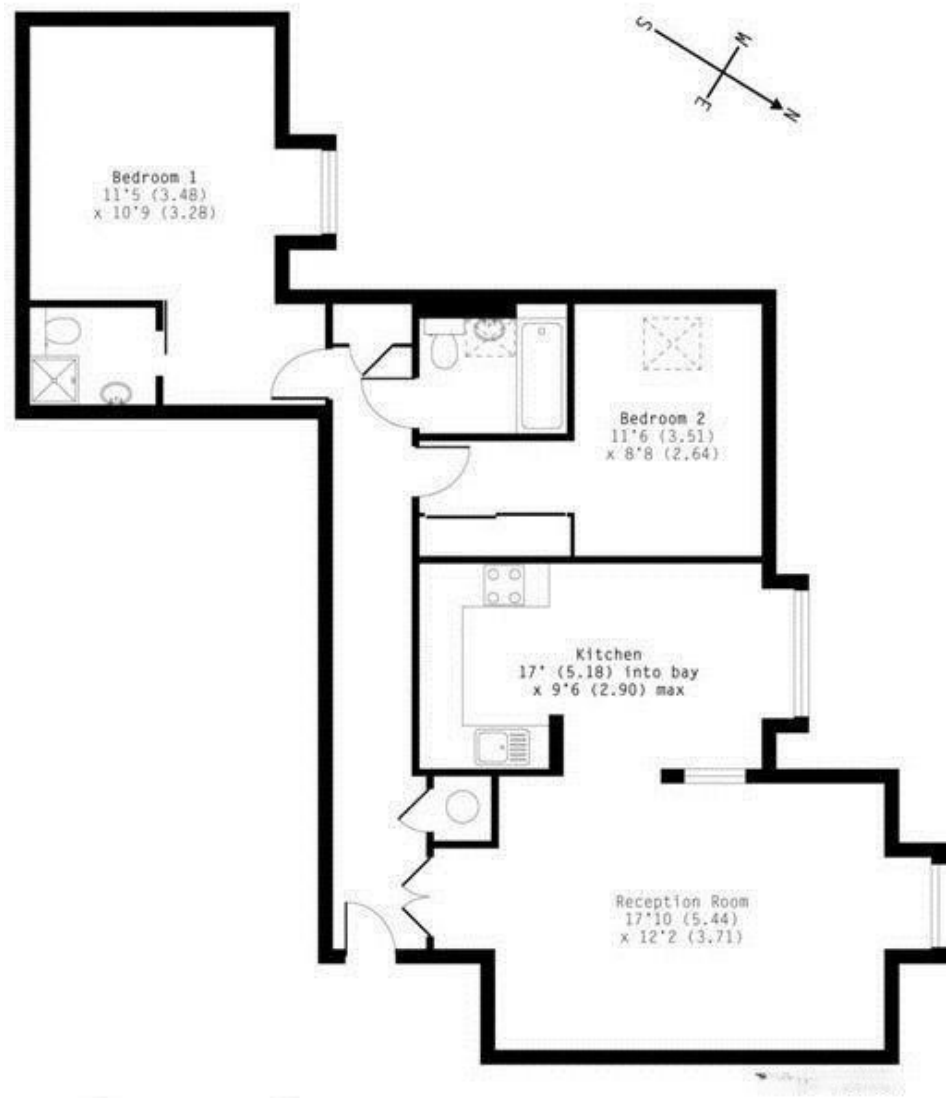




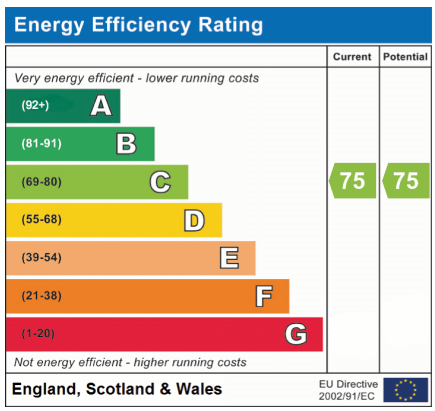
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APPROX. GROSS INTERNAL FLOOR AREA 957 SQFT / 88.9 SQM

NOT TO SCALE







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