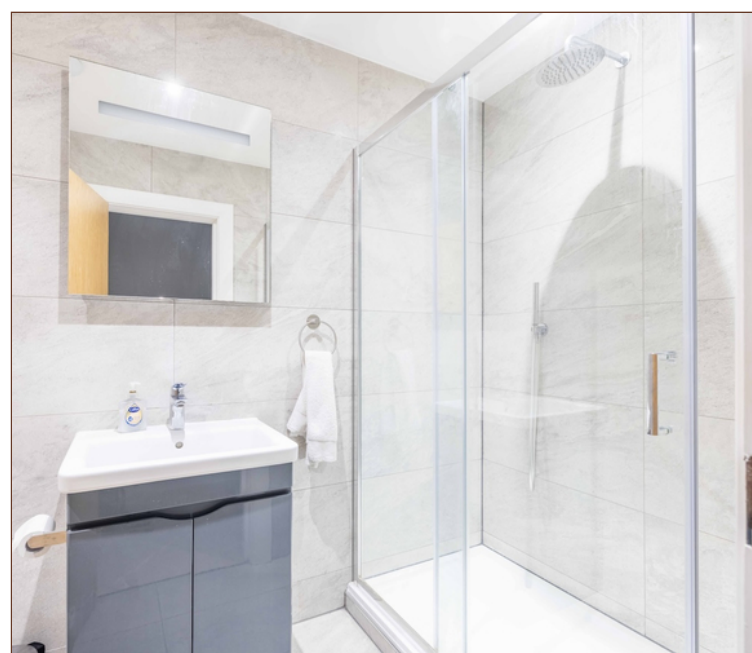




Oakwood Estates are delighted to present this beautifully appointed two-bedroom apartment, located within the prestigious Grand Approach development, an impressive conversion of the historic Old Royal Mail building. Thoughtfully redeveloped to an exceptional standard, Grand Approach successfully blends the charm and character of its heritage architecture with stylish contemporary design, creating a unique and highly sought-after residential setting in the heart of Richings Park.

The property features a welcoming entrance hallway leading to a spacious open-plan living and dining area, offering an ideal space for both everyday living and entertaining. The room is complemented by a useful storage cupboard and flows seamlessly into a modern fitted kitchen, finished with contemporary units and integrated appliances.

The impressive principal bedroom provides a peaceful retreat and benefits from a stylish three-piece en-suite bathroom. A generously proportioned second double bedroom offers versatile accommodation, ideal for guests, family members, or those requiring a dedicated home office. A contemporary family shower room is conveniently located off the hallway and is finished to a high standard.

Further benefits include underfloor heating throughout the apartment, ensuring year-round comfort while enhancing the sleek, uncluttered aesthetic of the living spaces.

Grand Approach enjoys an enviable position within the highly desirable Richings Park area, renowned for its leafy surroundings, community atmosphere and excellent connectivity. Ideally suited to commuters, the property is just a short, level walk from Iver Station, providing direct access to the Elizabeth line and enabling fast and convenient journeys into Central London, Canary Wharf and beyond. A selection of local shops, cafés and everyday amenities are also within easy walking distance.

For those travelling by road, the M4, M25 and M40 motorways are all readily accessible, offering excellent links to London, the Home Counties and the wider motorway network. Furthermore, Heathrow Airport is only a short drive away, making this an ideal residence for professionals, frequent travellers and anyone seeking a well-connected yet tranquil place to call home.

Property Information

- 

LEASEHOLD PROPERTY - 242 YEARS REMAINING
- 

NO ONWARD CHAIN
- 

GATED PRIVATE PARKING
- 

UNDER FLOOR HEATING THROUGHOUT
- 

SHORT DRIVE TO LOCAL MOTORWAYS
- 

COUNCIL TAX BAND - D £2,527 PER YEAR
- 

TWO BEDROOMS
- 

MODERN KITCHEN WITH MIELE APPLIANCES AND QUARTZ WORKTOPS
- 

SHORT WALK TO IVER STATION (ELIZABETH LINE)
- 

1ST FLOOR WITH LIFT



x2

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



N

Garden



N

Garage

Tenure

Leasehold
Lease Start Date - 29 Apr 2024
Lease End Date - 11 Oct 2268
Lease Term - 250 years from 11 October 2018
Lease Term Remaining - 242 years
Annual Service Charge - £3,204

Council Tax Band

Band D - £2,527 per year

Mobile Coverage

5G Voice and data

Internet Speed

Ultra Fast

Transport

Iver Station is conveniently just a few minutes' walk away, ensuring easy access to transportation. For those travelling a bit farther, Langley (Berks) Station and West Drayton Station are only a short drive away. The M40/M4/M25 motorways are just a short drive away. Whether you're commuting locally or heading beyond, these nearby stations offer excellent travel options.

Schools

In the vicinity, there are several educational institutions catering to various age groups and preferences. These include Iver Village Infant School, The Iver Village Junior School, Holy Family RC School, Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there is the potential for enrollment in esteemed institutions such as Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School, and Herschel Grammar School, among others, offering a diverse range of educational opportunities for students in the area.

Area

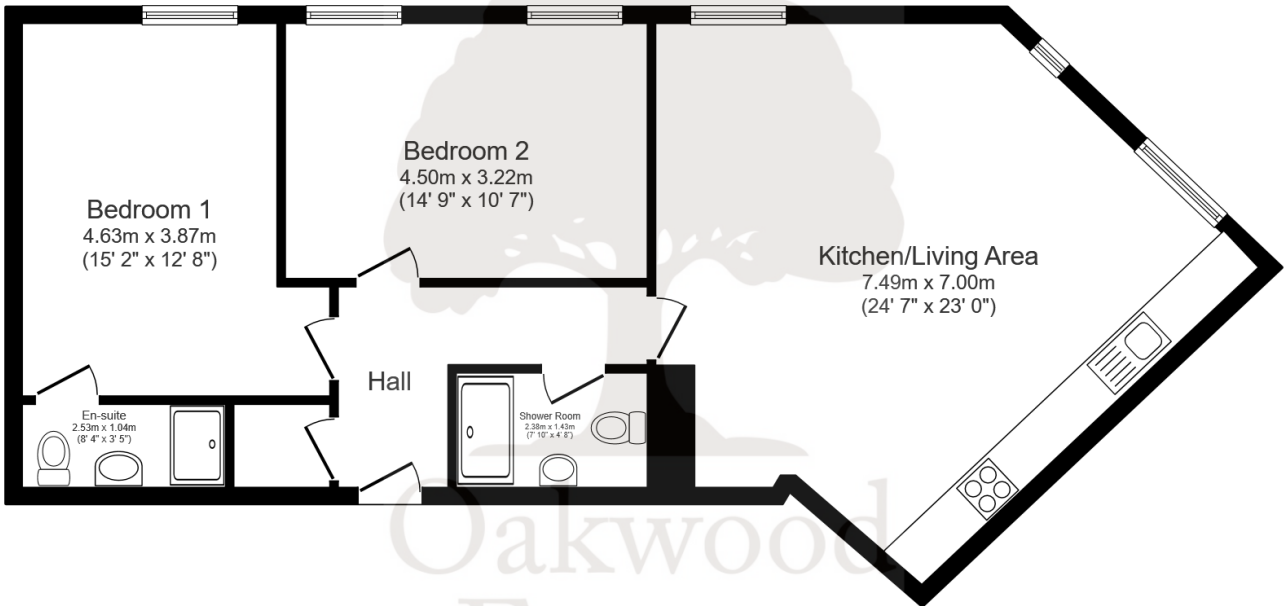
Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterised by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

Council Tax

Band D

Floor Plan





Second Floor

Total floor area: 79.8 sq.m. (859 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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