



**Leicester
Trevor Kent**
ESTATE AGENTS

GERRARDS CROSS, BUCKINGHAMSHIRE, SL9 8FE.



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This stunning and modern apartment has been improved by the present owners including the general decoration and a recently refitted en suite shower room with under floor heating. The property is within walking distance to the town centre and mainline railway station with fast commuter access to London Marylebone.

EPC Rating: B (as of 2018) awaiting new report.

Inside Space

This spacious and stylish two double bedroom top floor apartment is presented in superb decorative order throughout having been improved by the present owners and situated in an Arts and Crafts style block in an enviable location being only a short walk from the town centre with a wealth of amenities and train station.

Secure video entry system provides access into a communal entrance area with stairs and lifts to all floors, including the under ground parking area for two cars. The private entrance hall is bright and airy with two Velux skylight windows, video entry system, storage cupboard and airing cupboard containing the Mega flow pressurised hot water storage system.

The living/dining room is a spacious double aspect room with partly sloped ceilings, down lighters and fitted ceiling speakers.

The fitted kitchen/breakfast room is extremely well fitted with a range of wooden wall and base units with complementary granite work top surfaces and splash backs. Fitted Siemens appliances include a double oven, four ring gas hob with extractor above, integrated fridge/freezer, dishwasher and washer/dryer, all with matching panel doors. Additionally, there is tiled flooring and space for table and chairs.

The master bedroom is a bright and airy room with double doors leading out to a private outside balcony with a frosted screen providing a high degree of privacy. This area is a real feature and provides space for outside table and chairs. There is also a built-in double wardrobe and a luxurious en suite shower room which has been re-fitted by the present owners featuring a walk-in shower with glass screen and fitted shower unit, wall mounted wash basin and wc This room is fully tiled to floor and walls with under floor heating and chrome ladder towel rail.

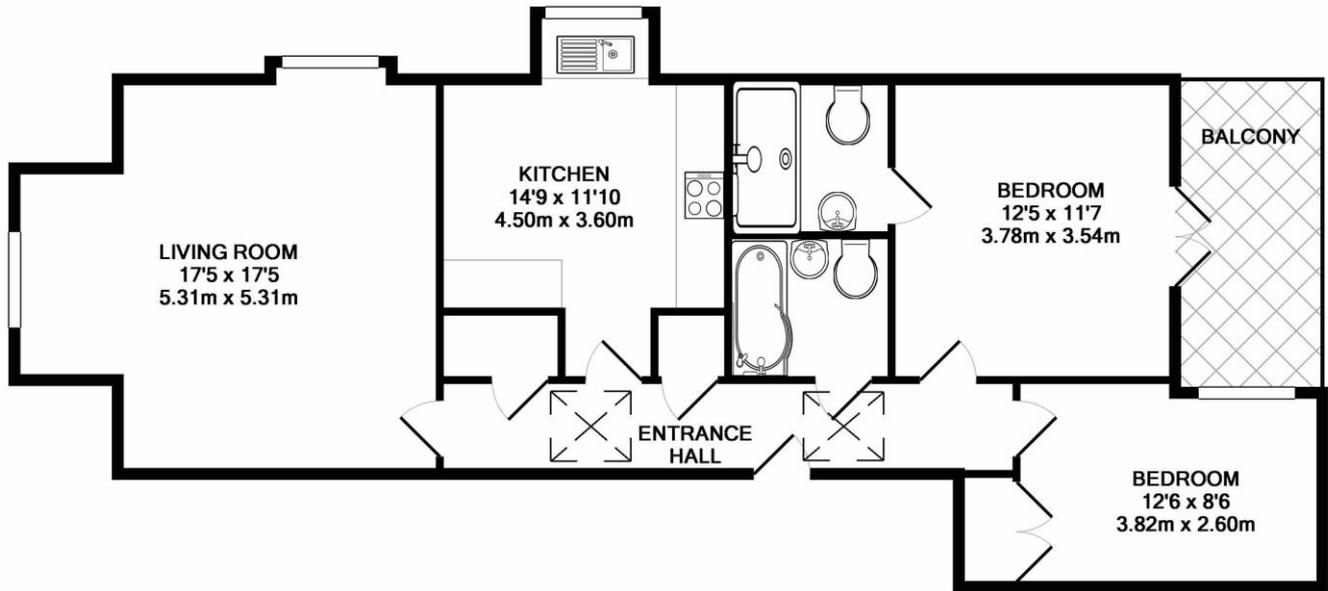
The second bedroom is a bright double bedroom with a fitted wardrobe.

The main bathroom is fitted with a white suite comprising a panel enclosed bath with mixer tap and shower attachment and glass shower screen over the bath, wash basin and wc. Again there is tiled flooring and walls, large wall mounted mirror with shaver point and heated chrome ladder towel rail.

£499,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC AS OF 2018
AWAITING
NEW
REPORT.**



TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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