



South Park View, Gerrards Cross
Buckinghamshire, SL9



Beyond your expectations

An exclusive three bedroom apartment set in landscaped gardens

Hamptons International

36 Packhorse Road, Gerrards Cross, Bucks, SL9 8ED

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www.hamptons.co.uk

Hall | Cloak | Coats | Master Bedroom w/Ensuite & dressing Room | Two Further Ensuite Bedrooms | Kitchen | Dining | Drawing | Study/Bar | Utility Room | 48 Sq M Terrace | Covered Parking & Storage

Guide Price £1,695,000 Leasehold

Description

OFFICIAL LAUNCH THURSDAY 23RD FEBRUARY 5.30-9PM
Perfectly located within minutes of Gerrards Cross, these exclusive 3 bedroom, 2 & 3 bathroom apartments offer big city ambience with all benefits of country living. 2643 sq ft ground floor apartment with 48 sq m patio terrace.

2643 sq ft 3 bedroom 3 bathroom ground floor luxury apartment with 48 sq m patio terrace, private storage area and covered parking for two cars.

Set in beautiful landscaped gardens, this exclusive show apartment is offered for sale with fantastic incentives and is ready for immediate occupation.

- Exceptional specification throughout
- 2643 sq ft in total
- Walking distance from Gerrards Cross high street
- Large basement storage facilities
- Interior design by Alexander James
- Secure gated covered parking with space for two cars
- 20-22 minutes to London Marylebone via fast train from Gerrards Cross

Location

This gated development of only 5 luxury apartments is close to the village centre (only 0.4 mile from the high street). Gerrards Cross provides very comprehensive shopping facilities (Waitrose, M&S Simply Food, Tesco

& Sainsburys Local), hotels, restaurants, community library, Everyman cinema & Chiltern Line railway station (fast service circa 20 minutes to London Marylebone). The M40 Junction 1 (Denham) is about 4 miles distant linking to the motorway network & international airports.

Additional Information

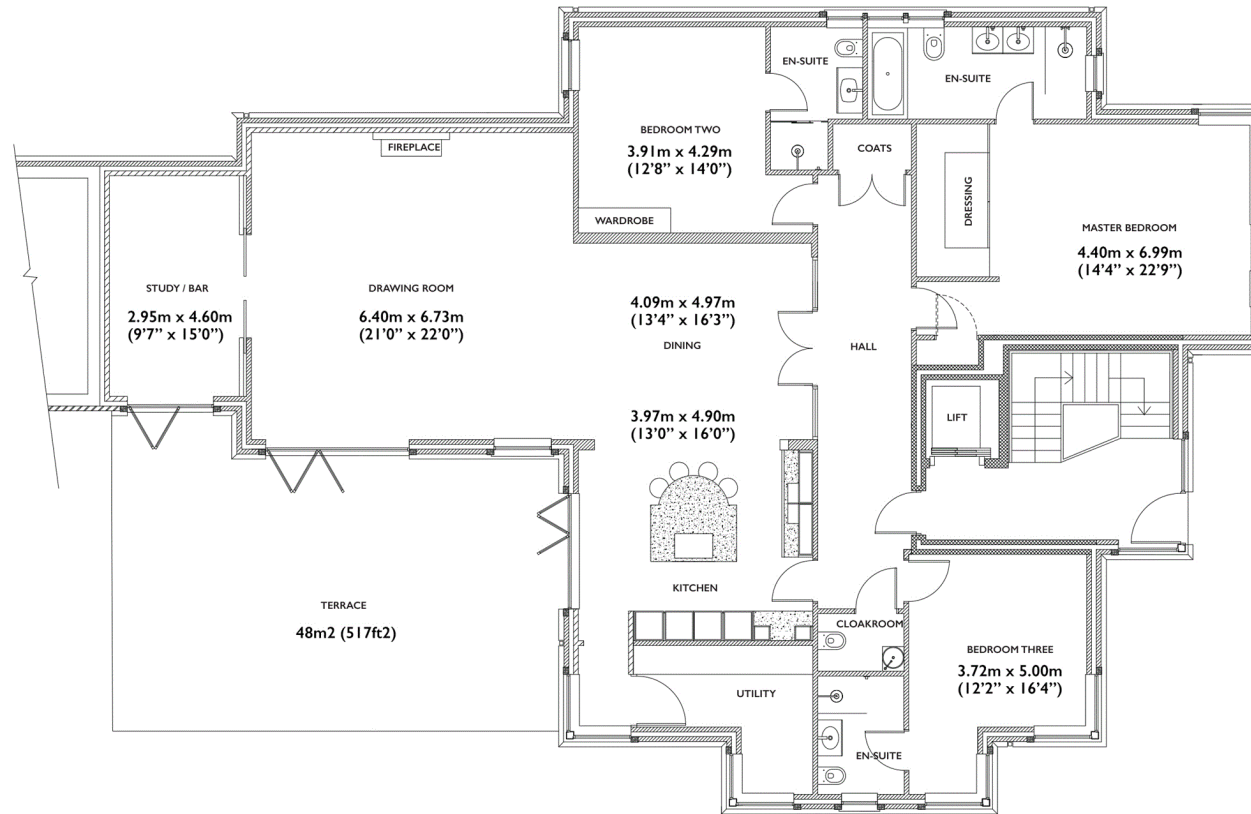
If a requirement, South Buckinghamshire is renowned for its excellent range of schooling for boys and girls both state and independent - further information can be sourced via www.buckscc.gov.uk, www.southbucks.gov.uk, www.ofsted.gov.uk or www.schools-search.co.uk (using the Postcode SL9 8).

Show apartment open Saturday to Monday 10am – 4pm.

£50,000 TOWARDS STAMP DUTY OR £50,000 INTERIOR DESIGN PACKAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

