




# Flat 32, Marsham House

Station Road, Gerrards Cross

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A superb two bedroom luxury apartment in the heart of Gerrards Cross

A stylish two bedroom luxury apartment convenient for local amenities.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**2 BATHROOMS**



**PARKING SPACE**



**ELECTRIC GATES**



**LEASEHOLD**



**TOWN**



**897 SQ FT**



**GUIDE PRICE  
£695,000**



### The property

The internal accommodation features a spacious reception hall that offers ample storage by way of a large cloaks cupboard and a separate utility cupboard that also has a provision for laundry appliances.

The light and contemporary living space incorporates a sitting room and dining area that enjoys full width floor to ceiling glass that provides an abundance of natural light together with giving access onto a balcony. The kitchen area is suitably equipped with ample eye and base level cabinetry, together with composite stone food preparation surfaces. Integrated appliances include an electric double oven, induction hob, dishwasher and fridge freezer.

There are two well proportioned double bedrooms including a principal bedroom with en suite. Servicing the remaining bedroom is a nicely appointed bathroom suite, accessed from the entrance hall.



## Outside

Vehicular access to the building can be gained to one side, via electrically operated gates.

Two parking spaces are provided within the residents parking area.

## Location

Gerrards Cross train station 0.3 miles (London Marylebone 21 minutes), M40 (Jct 2) 3.9 miles, London Heathrow (Terminal 5) 12.0 miles, Central London 21.5 miles.

The highly-convenient town offers a wide range of shopping facilities, including, Waitrose and Tesco, as well as a host of independent stores, hotels, restaurants, cafés, public houses, an Everyman cinema, community library and health centre, all within striking distance of the apartment. Local sporting amenities are excellent and include Gerrards Cross Squash Club, Gerrards Cross Golf Club and Dukes Wood Sports Club, the latter offering tennis, cricket and hockey.

Ideal for the commuter, the nearby M40 links to the M25, M1, M4, and Heathrow/Gatwick airports, while Gerrards Cross station offers a speedy Chiltern Rail link to London Marylebone.

The area offers a good selection of state primary and secondary schooling including The Gerrards Cross C of E School and Fulmer Infant School (both rated Outstanding by Ofsted) together with grammar schools and a wide range of independent schools including St. Mary's, Thorpe House, Gayhurst and Maltman's Green.



## Distances

- Gerrards Cross 0.3 miles
- M40 (JCT 2) 3.9 miles
- London Heathrow Airport 12 miles

## Nearby Stations

- Gerrards Cross 0.3 miles

## Key Locations

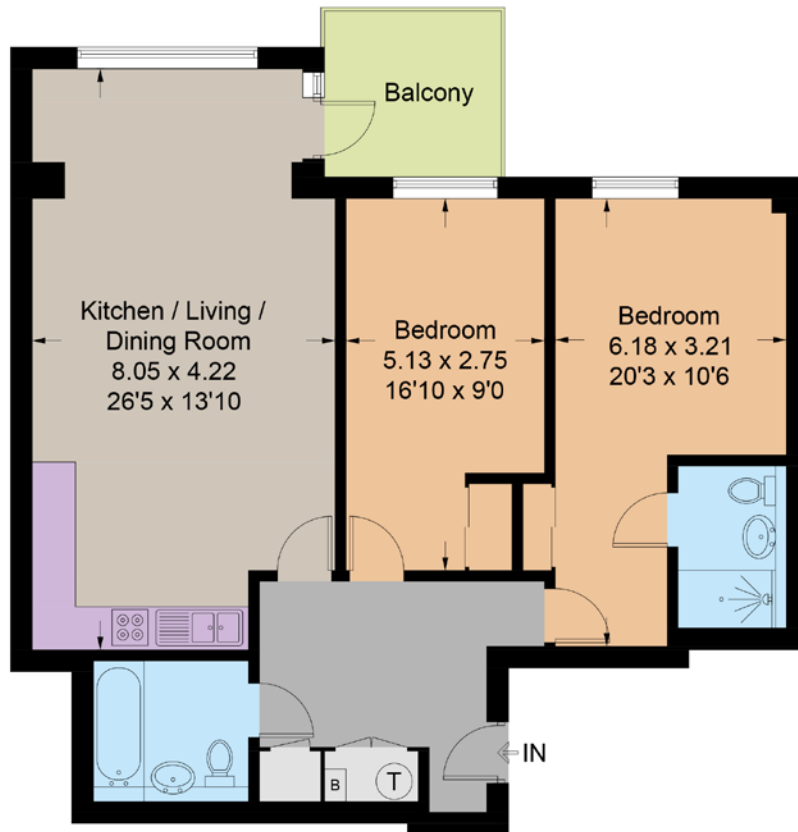
- Beaconsfield
- Chalfont St Peter
- Windsor

## Nearby Schools

- Gerrards Cross CofE School
- Fulmer Infant School
- St Mary's School
- Thorpe House
- Gayhurst
- Beaconsfield High School
- The Beaconsfield School



Approximate Gross Internal Area  
83.3 sq m / 897 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Floorplans

House internal area 897 sq ft (83.3 sq m)  
For identification purposes only.

## Directions

SL9 8ER

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## General

**Local Authority:** Buckinghamshire Council

**Services:** Mains gas, electricity, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** F

**EPC Rating:** B

**Tenure:** Leashold, 242 years, 10 months

**Ground Rent:** £450 pa

**Service Charges:** £3,541 pa

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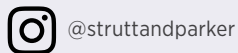
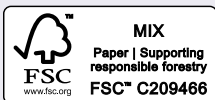
## Gerrards Cross

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