



# Flat 11, Rutherford House

Packhorse Road, Gerrards Cross, Buckinghamshire



BNP PARIBAS GROUP

## Impressive duplex apartment, close to Gerrards Cross town and railway station

Offered with no onward chain, this superb two bedroom town centre apartment is situated on the second and third floors of this prestigious gated development.



**1 RECEPTION ROOMS**



**2 BEDROOMS**



**2 BATHROOMS**



**BASEMENT PARKING**



**PENTHOUSE**



**LEASEHOLD**



**TOWN**



**1,411 SQ FT**



**GUIDE PRICE  
£750,000**



### The property

The internal accommodation comprises a welcoming entrance hall with cloakroom. Double doors to one side open into a delightful living and dining room with an adjoining balcony. The kitchen breakfast room is suitably equipped with an extensive range of fitted cabinetry, complimented by a range of appliances including a single oven with separate microwave, hob, fridge freezer, dishwasher and washer dryer. There is a cloakroom located on this floor.

There are two double bedroom suites; the principal bedroom offers two sets of built in wardrobes and a luxury en suite bath and shower room. A staircase from the hall leads to the second suite, with a dressing room and en suite together with a secondary external door to a communal landing area.

### Outside

Rutherford House sits behind two sets of security gates; one gate leads to the front of the building providing access to the communal front entrance and surface parking for residents; The second gate leads

down to the basement parking, where this apartment has the use of two allocated parking spaces and a storage enclosure.



## Location

The property is situated close to the heart of Gerrards Cross, which boasts a wide variety of shopping facilities, including, Waitrose, Tesco, boutiques, schools, public houses & restaurants. The Chiltern Line station provides fast commuter links to Central London, while the nearby M25 & M40 motorways provide easy access to Heathrow Airport & the national motorway network.

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.

The area offers a good selection of state primary and secondary schooling together with grammar schools and a wide range of independent schools.



## Distances

- M40 (Junction 2) approx 4.8 miles
- M25 (Gerrards Cross) approx. 7 miles
- London Heathrow airport approx. 12 miles

## Nearby Stations

- Gerrards Cross 0.5 miles (London Marylebone in approx. 23 minutes)

## Key Locations

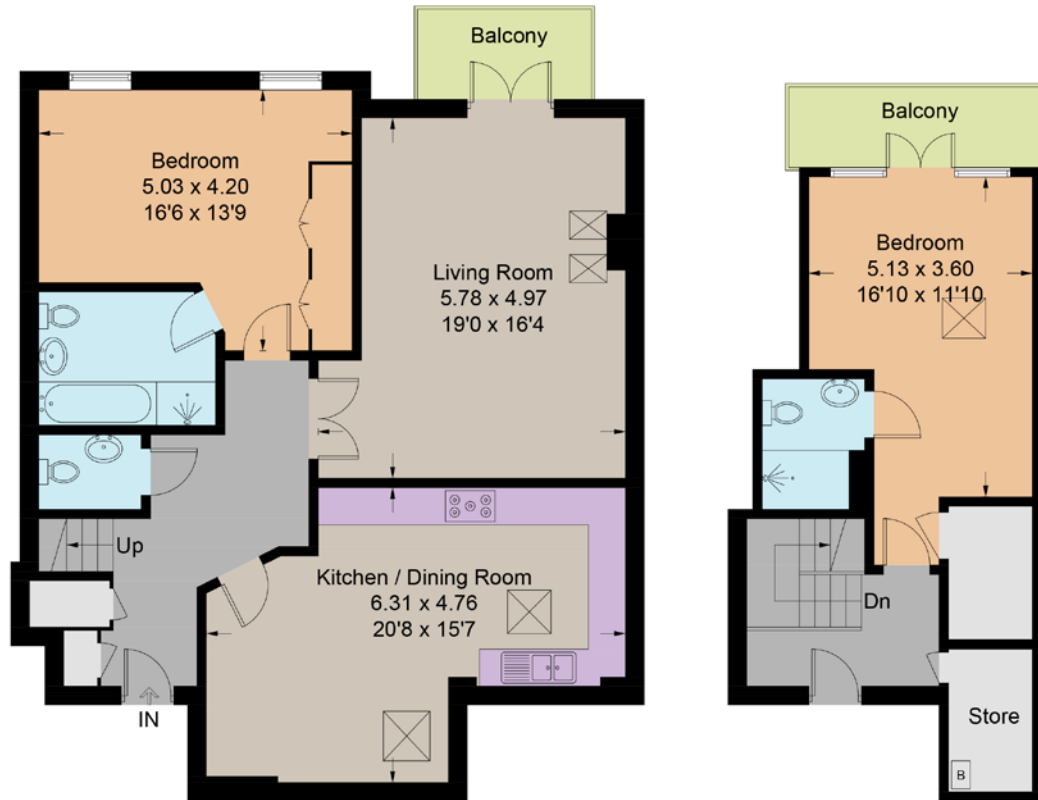
- Gerrards Cross 0.5 miles
- Beaconsfield 5.0 miles
- Chalfont St Peter 1.5 miles

## Nearby Schools

- Gerrards Cross C of E School
- Gayhurst School
- Thorpe House
- St Mary's School
- Dr Challoner's
- Beaconsfield Grammar



Approximate Gross Internal Area  
 Ground Floor = 94.8 sq m / 1,020 sq ft  
 First Floor = 36.3 sq m / 391 sq ft  
 Total = 131.1 sq m / 1,411 sq ft



**Ground Floor**

**First Floor**

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 1,411 sq ft (131.1 sq m)  
 For identification purposes only.

## Directions

SL9 8GZ

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## General

**Local Authority:** Buckinghamshire Council

**Services:** Mains gas, electric, mains water and drainage

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

**Council Tax:** G

**EPC Rating:** B

**Tenure:** Leasehold, 107 years 10 months remaining

**Service & Maintenance Charges:** £4,400 inc water

**Current Ground Rent:** £656.05 pa

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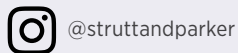
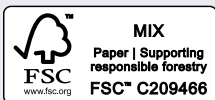
## Gerrards Cross

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