



10 OPTIMAL HOUSE

49 Station Road, Gerrards Cross SL9 8FY



BARTRAMS

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A stunning contemporary one bedroom first floor apartment, constructed by Titan Property Developments in 2017 with lift and secure parking is favorably positioned in the heart of Gerrards Cross.

Summary of Accommodation

Video entry phone system, communal entrance lobby | Lift to 1st floor and entrance lobby to No10 | Open plan living / kitchen | Master bedroom | Secure parking for 1 car | Walking distance to all shops | EPC Rating B

Location

The property is located within the heart of Gerrards Cross village centre. On the edge of the town centre either side of Packhorse Road (B416) is West common with a common green area and pond, East common with play area and woodland. There is an array of facilities that include: M&S Simply Food, Waitrose, Tesco, Sainsburys Local store, restaurants, Everyman cinema and Dukes Wood Sports Club.

Gerrards Cross Chiltern mainline station (London Marylebone 18 minutes), M40 (J1) 3.7 miles giving access to the national motorway network via M25, Uxbridge town centre 6.1 miles, Central London approx 22 miles (Distances and times approximate)

Directions

From Gerrards Cross Station (Station Approach) proceed put to the T Junction and turn left in to Packhorse Parade B416, take the first right in to Station Road and Optimal House is on the left hand side on the corner of Marsham Lane.





Services:

Communal Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Potential Investment information: Currently the property is being rented out at £1,250 per calendar month under an AST, which started on 21st December 2022 and expiring on 20th December 2023. Further info is available upon request.

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South Bucks District Council

Council Tax D - £1541.00 (approx)

EPC rating B

Leasehold

Lease Term - 125 years from 29th September 2017

Service charges are paid quarterly £551.99 (April - June 2023)

Ground Rent £375 per annum





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