



- TWO Bedroom Apartment
- Gated Development
- No Onward Chain
- Communal Gardens & Tennis Courts
- Garage

- Ground Floor
- Share of Freehold
- Gas Central Heating
- Private Rear Garden
- EPC Rating C

A rarely available TWO bedroom ground floor apartment with it's own private garden. Located in the secure gated development of Larchmoor Park, Stoke Poges. This property is ideal for anyone wishing to down size or purchase their first home. Being sold with no onward chain.

The property briefly comprises; entrance hallway, two double bedrooms with fitted wardrobes, bathroom with shower, guest WC, lounge with doors leading to private rear garden and access to the garage, dining room/reception and modern fitted kitchen.

Further benefits include; gas central heating, entryphone system, garage, off street parking, extensive well maintained communal grounds and tennis courts.

Within easy reach of Gerrards Cross, with its fast rail links to central London. The nearby village boasts excellent local amenities including; a supermarket, post office, doctors surgery, pharmacy and village pub. Gerrards Cross town centre is a few miles away, Gerrards Cross mainline station also (For London Marylebone), motorway junctions include M40 and M4, providing access into Central London. The Elizabeth Line from Slough is also accessible.

Viewings are strictly by appointment only.

Price: Guide Price £375,000  
Tenure: Leasehold - With Share of Freehold  
Lease: Lease Term 999 Years from 25 Dec 2006  
Years Remaining: 980 Approx  
Service Charge & Insurance: £2,016.80 Per Annum  
Service Charge Review: Annually  
Ground Rent £NIL  
Ground Rent Review: N/A  
Local Authority: South Bucks  
Council Tax Band: E

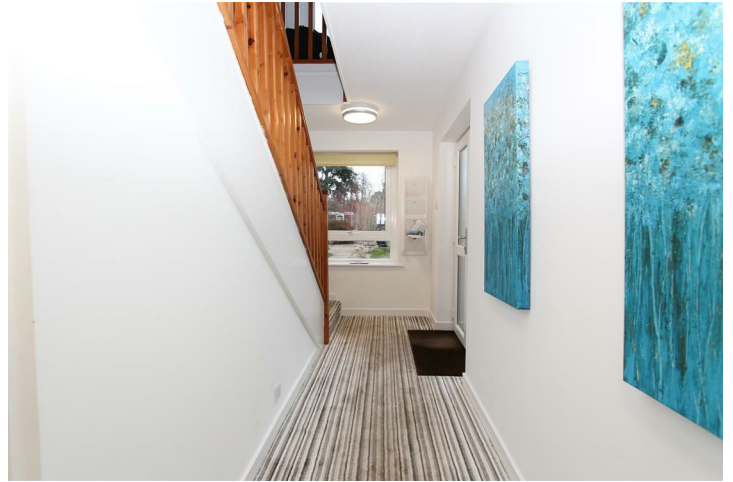
Broadband type: Upto Superfast 75 Mbps d/l 20 Mbps u/l

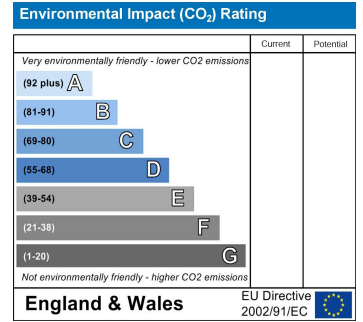
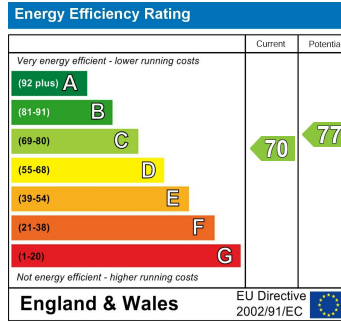
Mobile Coverage (Indoor):  
Provider Voice Data  
EE- None None  
Three- Limited Limited  
O2- Likely Limited  
Vodafone- Likely Likely

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>



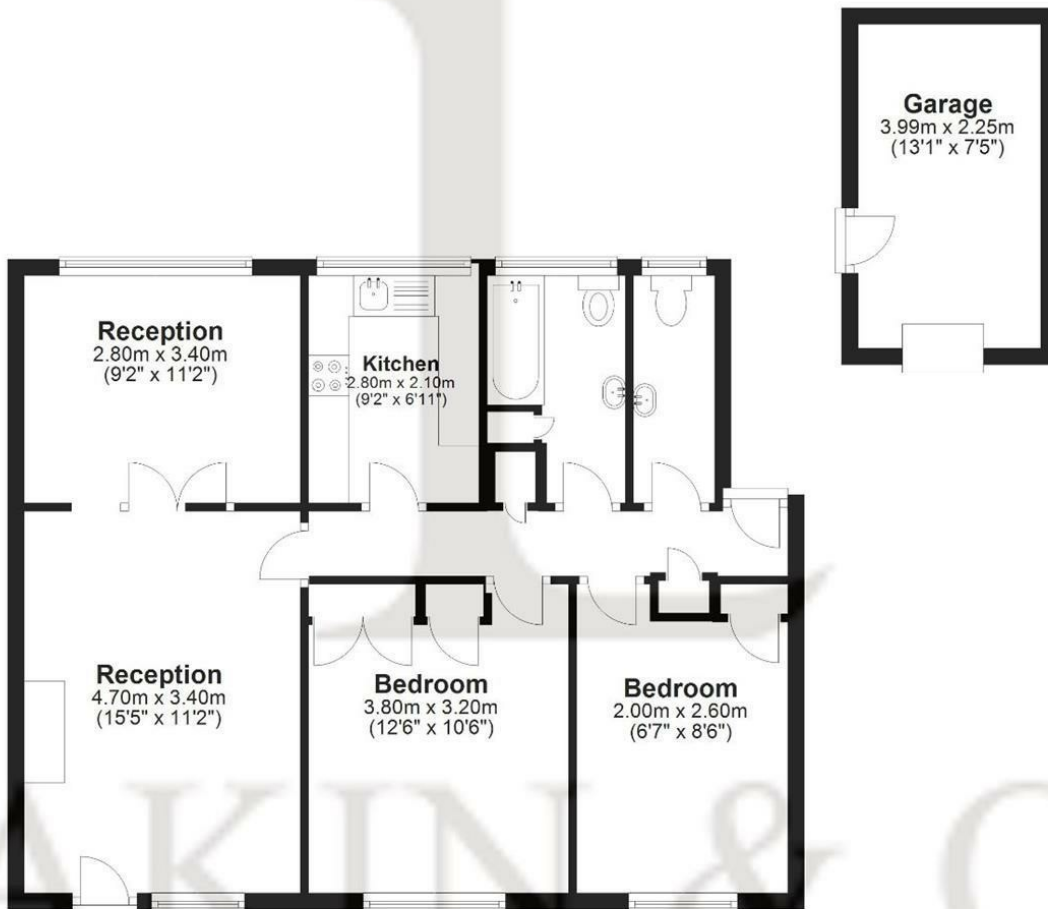






**Ground Floor**

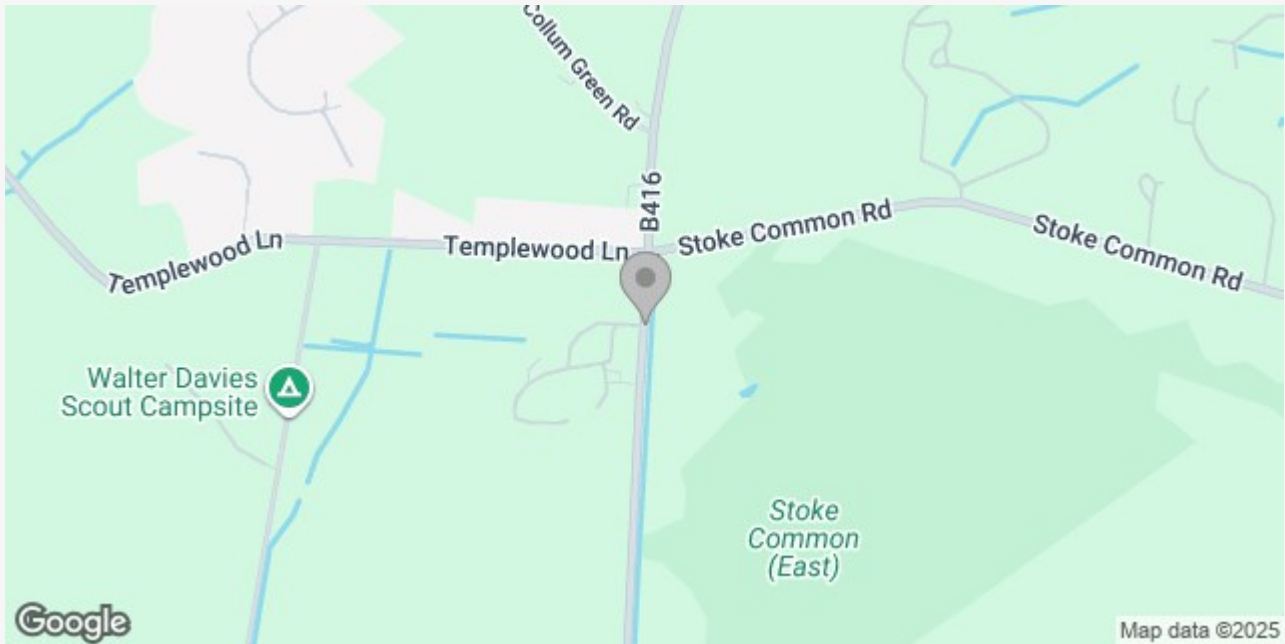
Approx. 77.8 sq. metres (837.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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