



Ethorpe Crescent
GERRARDS CROSS, SL9 8PW



£1,375.00 Per month

A purpose-built ground floor apartment situated in the heart of Gerrards Cross village within a few minutes walk of the train station. The property has recently been decorated and is available immediately. The accommodation comprises an entrance hall, fitted kitchen, "L" shaped lounge/dining room with doors leading to a good size private garden, three bedrooms and a bathroom. Gas central heating. Part furnished/unfurnished.

ENTRANCE HALL

Wooden casement door with opaque glass insets leading to..

LOUNGE / DINING ROOM

4.68m x 5.51m (15' 4" x 18' 1")
Fireplace with tiled surround. French doors leading to private patio and gardens. Wooden casement doors with glass insets leading to bedrooms and bathroom. Radiator.

KITCHEN

2.90m x 2.69m (9' 6" x 8' 10") Well fitted with wall and base units. Free standing fridge/freezer. Washing machine. Four ring hob and oven. Sink unit with mixer tap and drainer. Double glazed window. Radiator.

BEDROOM 1

4.96m x 3.16m (16' 3" x 10' 4") Free standing large wardrobe unit with mirror. Radiator. Double glazed window.

BEDROOM 2

3.61m x 3.52m (11' 10" x 11' 7")
Fitted wardrobes. Radiator. Double glazed window.

BEDROOM 3

2.95m x 2.26m (9' 8" x 7' 5") Fitted wardrobes. Double glazed window. Radiator.

BATHROOM

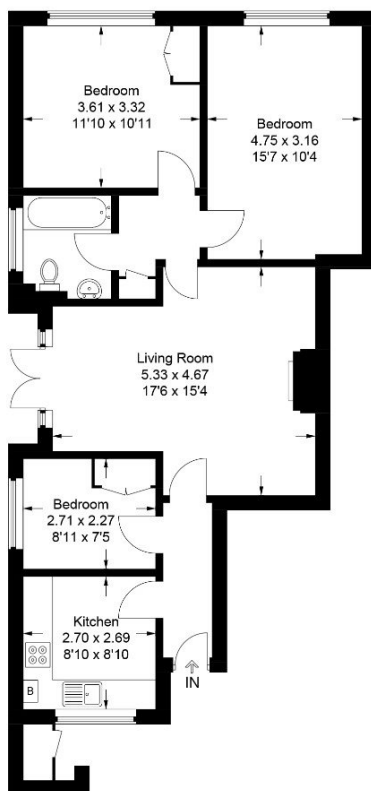
2.09m x 2.08m (6' 10" x 6' 10")
White suite incorporating bath with mixer tap and hand shower attachment, wash hand basin with mixer tap, and WC. Heated towel rail. Tiled flooring. Opaque double glazed window.

GARDEN

Mainly paved with wooden fence/brick boundary.



Approximate Gross Internal Area
75.1 sq m / 808 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		75
(55 to 68)	D	67	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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