



ESRA LODGE

GERRARDS CROSS

A collection of just five luxury apartments

Esra Lodge

Packhorse Road, Gerrards Cross, SL9 8HU

A brand new luxury development of just five apartments conveniently located within walking distance of Gerrards Cross high street and its abundance of restaurants, cafes and high street shops.

These two bedroom apartments and a one bedroom penthouse are ideal for anyone wanting to live in convenient luxury within the heart of South Buckinghamshire.



Location

Esra Lodge is ideally situated in the centre of Gerrards Cross, a cosmopolitan town with excellent road and rail links, situated in the heart of the South Buckinghamshire countryside.

Gerrards Cross features within the 'Top Ten' places to live in the UK. Surveys select the town due to its location, excellent housing, schooling, and leisure facilities on offer. Located just outside the M25 and with rail commuting times of just 25 minutes to London Marylebone, Gerrards Cross is also a predominantly rural area (89% green belt) giving the town the best of both worlds.

At the heart of the village is Gerrards Cross Common, much loved by residents and popular for recreation and dog walking. Just a few minutes from Gerrards Cross is Black Park Country Park with over 500 acres of woodland, heathland and open space, including over 10 miles of well-surfaced tracks for cycling and walks.

The town itself has a bustling high street with a wide range of shops, cafes and restaurants and there is a large Tesco and Waitrose. There is an Everyman Cinema located just off the high street in The Playhouse, this site has continually served Gerrards Cross as a cinema since it first opened in 1925 and is the oldest cinema in Buckinghamshire. There are also two excellent tennis clubs, Bull Lane and Dukes Wood and a popular squash club. There is also the scenic and popular Gerrards Cross Golf Club offering playing and social memberships.

Specification

These apartments have been finished to the highest of standards with luxury fitted kitchens showcasing stone work surfaces and Bosch Appliances. Fully tiled bathrooms and luxury flooring throughout. There is a lift serving the first floor and penthouse apartments to ensure easy accessibility for all.

Each apartment benefits from its own secure private front door leading off of the main communal hallway.

All of the apartments benefit from modern open plan kitchen, living, dining areas making for a bright and airy feel.

The two ground floor apartments have bi-fold doors leading from the living areas to a private patio area.

The penthouse apartment occupies the entire second floor and offers one bedroom and an additional vaulted room for flexible usage.

All purchasers automatically receive a share of the freehold.

External

- Private communal gardens which will be landscaped with trees and turfed lawn areas.
- Indian sandstone paving to paths and patio areas.
- Communal bin store, enclosed with a pergola roof.
- Block paved parking bays to the front.
- External lighting to communal areas.
- Individual electric vehicle charging points to serve each parking bay.

General

- Porcelanosa flooring to entrance hall with communal stairs and landings fully carpeted.
- A lift serving the first and second floor.
- Chrome ironmongery throughout.
- Floor coverings throughout are a mixture of carpets and Parador laminate.
- Construction stage inspections carried out by Buckinghamshire Building Control with an ICW 10 year Structural Warranty upon completion.
- Bespoke built in wardrobes in all apartments with the Penthouse bedroom having a walk in dressing room.

Kitchen

- Luxury shaker kitchens fitted with Bosch appliances, fridge /freezer, 5 zone gas hob (Induction hob to unit 5), single oven, combination oven microwave, dishwasher and wine cooler.
- Composite stone work surfaces.
- 1.5 bowl stainless steel undermount sink and chrome swan neck mixer tap.

Bathroom/ En Suite

- Ceramic/ Porcelain tiles to all bathroom walls and floors where detailed.
- White sanitaryware to bathrooms/en suites with wall hung vanity units.
- Heated chrome ladder towel rails.
- Fitted recessed mirrors.
- Thermostatic shower controls.
- Chrome taps and shower heads.

Lighting, Heating and Electrics

- Gas combi boiler with SMART heating controls allowing app control of hot water and central heating.
- Mains pressure water to all taps.
- Generous supply of power points, many with direct USB charge sockets.
- Chrome switch and socket plates.
- Telephone, Sky Q and data points to habitable rooms.
- Pendant or down lights throughout.
- Underfloor heating throughout.

Decorative Finishes

- Satin woodwork with emulsion painted walls throughout.
- Painted solid core timber doors.
- Communal timber staircase with Oak handrail, painted newels and balustrades to match communal hallway internal woodwork.

Security and Safety

- British Standard 4737/BS EN50131 compliant hard-wired intruder alarm system comprising key pad door contacts and PIR detectors with SMART app controls enabling remote access.
- Security locks to all windows and doors.
- Hard wired heat and smoke detectors installed in accordance with building regulations.
- Security gates/ gated development.



Ground floor

UNIT 1 - GROUND FLOOR

LIVING/KITCHEN	7.89m x 5.60m 25'9" x 18'4"
BEDROOM 1	2.85m x 4.39m 9'4" x 14'4"
BEDROOM 2	3.06m x 3.20m 10'0" x 10'5"
TOTAL FLOOR AREA	74.4sqm 801sqft

UNIT 2 - GROUND FLOOR

LIVING	4.80m x 5.94m 15'7" x 19'5"
KITCHEN	2.55m x 3.46m 8'4" x 11'4"
BEDROOM 1	3.64m x 4.36m 11'9" x 14'3"
BEDROOM 2	3.55m x 3.91m 11'6" x 12'8"
TOTAL FLOOR AREA	87.8sqm 945sqft

First floor

UNIT 3 - FIRST FLOOR

LIVING/KITCHEN	6.09m x 5.60m 20'0" x 18'4"
BEDROOM 1	2.85m x 3.87m 9'4" x 12'7"
BEDROOM 2	3.06m x 3.20m 10'0" x 10'5"
TOTAL FLOOR AREA	74.4sqm 801sqft

UNIT 4 - FIRST FLOOR

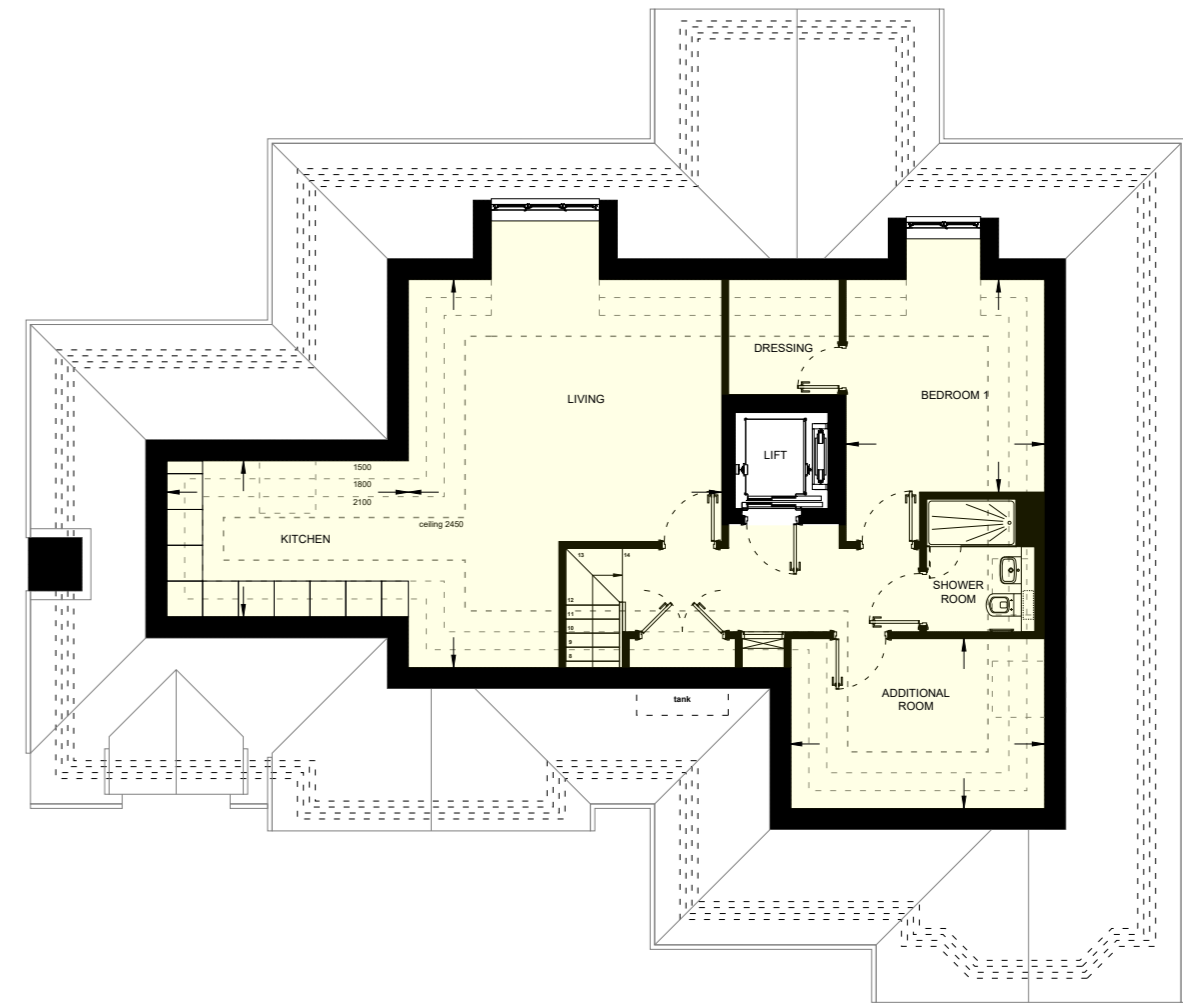
LIVING	4.80m x 5.94m 15'7" x 19'5"
KITCHEN	2.55m x 3.46m 8'4" x 11'4"
BEDROOM 1	3.64m x 4.36m 11'9" x 14'3"
BEDROOM 2	3.55m x 3.91m 11'6" x 12'8"
TOTAL FLOOR AREA	87.8sqm 945sqft



Second floor

UNIT 5 - SECOND FLOOR

LIVING	5.27m x 6.50m 17'3" x 21'3"
KITCHEN	4.05m x 2.61m 13'3" x 8'6"
BEDROOM 1	3.33m x 3.56m 10'9" x 11'7"
ADDITIONAL ROOM	4.25m x 2.85m 14'0" x 9'4"
TOTAL FLOOR AREA	93.0sqm 1001sqft





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