



25 Giles Gate

Prestwood
HP16 0PH
£275,000

- Over 60's retirement apartment in centre of village.
- First floor, two bedroom apt with stair lift
- Juliet balcony from master bedroom
- Spacious sitting room
- Refitted shower room



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PROPERTY FACTS

Number 25 is a rarely available apartment (60+) within Giles Gate with a feature Juliet balcony leading off of the master bedroom. The sitting room is squarer and slightly larger than many of the apartments within the development, with the second bedroom also being of a more regular shape. The bathroom has been refitted with a walk-in shower. These retirement apartments have gas-fired central heating and double glazing throughout and offers the benefit of independent living, with the comfort of being within a safe and secure community having the benefit of a manager on-site during the day and emergency pull-cords fitted in each flat. There are organised activities to join in if desired. They are centrally located opposite the village shops and on the High Wycombe/Great Missenden bus route. There is parking available in the large car park to the rear of the development.

ACCOMMODATION IN BRIEF

Entrance hall | Sitting/dining room | Kitchen | 2 Bedrooms | Bathroom | Communal gardens | Ample parking

AMENITIES

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. Nearby Great Missenden also offers a main line rail link into Central London as well as cafes, boutiques and restaurants. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood. There is a bus-stop outside Giles Gate.

ADDITIONAL INFORMATION

Mains drains, electricity, gas central heating | Council Tax Band D | EPC Band C | Local Authority; Chiltern District Council | Lease; The flat is held on the remainder of a 99 year lease from 1989 | Service Charges for 2023/24 are £3029 pa (£252.75 pcm) which covers Buildings insurance, maintenance for the the outside of the building, grounds, benefit of the conservatory meeting room and carpark, plus the services of an on-site House Manager | Ground Rent approx £50 pa

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agents "Wye Country" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.

