



Keegan White
ESTATE AGENTS

341 Hughenden Gardens Village | Monthly Rental Of £1,264.95



Features

- Modern Fitted Kitchen
- Balcony
- Wetroom
- Disabled Access
- Entrance Security Key Card
- Unrivalled Retirement Living

The innovative Hughenden Gardens Village provides an outstanding option to retirement living for the over 55's with a wide range of amenities and facilities on site, and the town centre within level walking distance. Countryside walks are also within a short walk at the nearby National Trust property, Hughenden Manor. The rental cost includes the accommodation £671.74pcm (available for Housing Benefit HB), village facilities £386.45pcm (available for HB), utilities charge £86.90pcm (no HB), and village amenities £119.86pcm (no HB). Residents are responsible for Council tax, contents insurance, telephone, TV license, digital TV. There are additional on-site

charges for use of some of the facilities such as a care charge, gym use, hair salon and others. More details are available on request. Finished to a high specification and thoughtfully designed to make life as comfortable, enjoyable and easy as possible, the apartment is spacious with a balcony, offering a fitted kitchen with high quality units including a fully fitted electric oven with electric hob, and extractor fan. The living room is well proportioned providing connection points for both satellite and terrestrial TV, radio, phone, broadband and a link to the Village's closed circuit TV, with twin doors that open onto the balcony. The bedroom is well proportioned with phone and



TV points. The shower room is contemporary with wash handbasin, WC and a walk-in shower; this is complete with slip resistant, self-draining floors, and 180 degree opening doors for easy access. Additional features include easy-to-reach switches and fittings, emergency lighting in the event of power failure, and low level, individually controlled, low surface temperature radiators.

Hughenden Gardens is within easy walking distance of High Wycombe town centre. As well as easy access to the town itself, the Village will offer a wide range of on-site facilities and activities. These include: a main reception & main street shop, bistro & bar, residents lounge,

library, IT suite, wellness suite, hair salon, beauty salon, hobby room, games room, fitness suite (gym), laundry & launderette, internal lifts to all floors, greenhouse and a landscaped piazza.

There are care facilities, should you need it now or at any time in the future, can be tailored to meet your needs, and delivered in the comfort of your own home by the Charity professional on-site team.

Council Tax Band: B
EPC Rating: B (81)

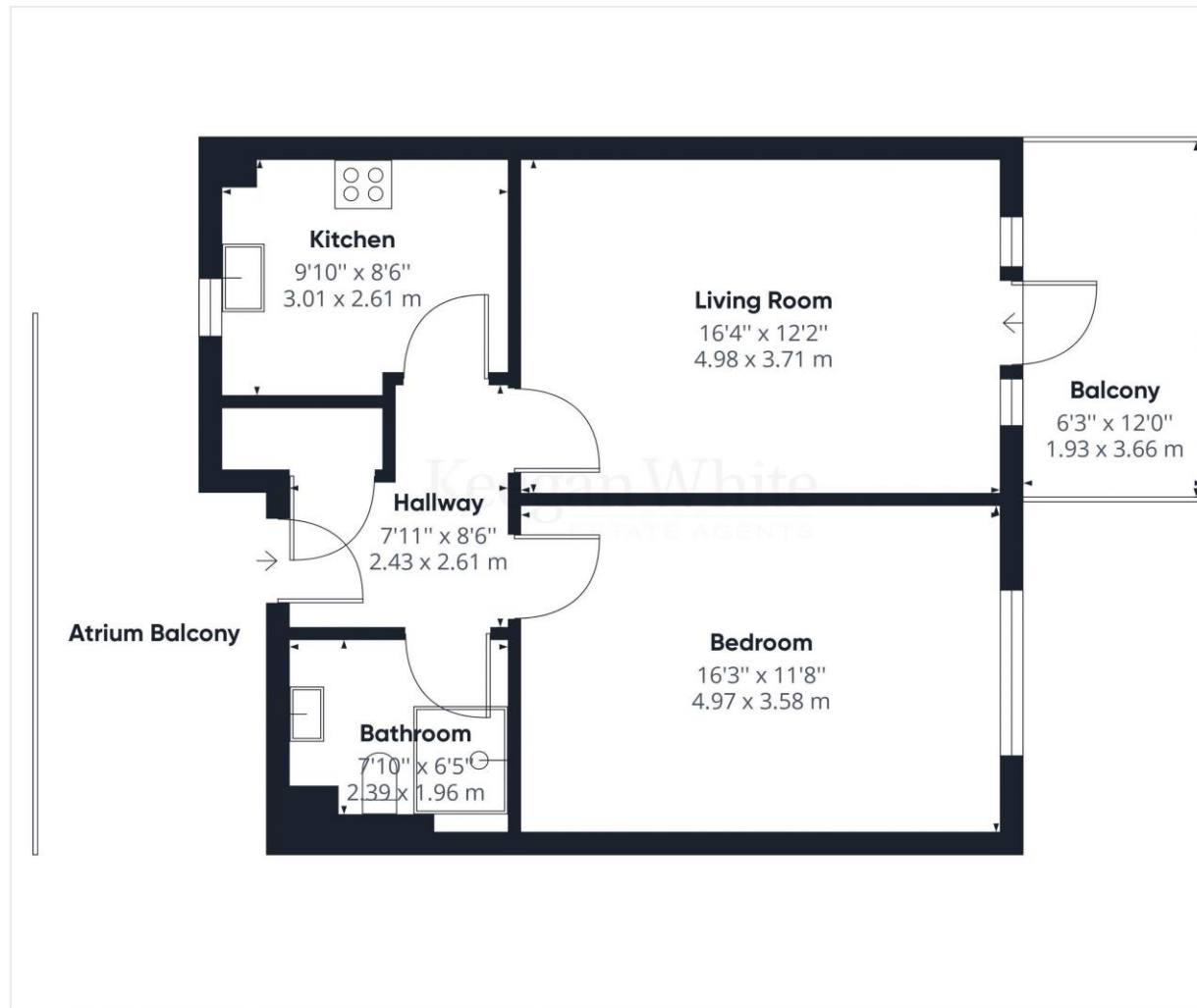




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Approximate total area⁽¹⁾

603.92 ft²

56.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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