



Keegan White
ESTATE AGENTS

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, with 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

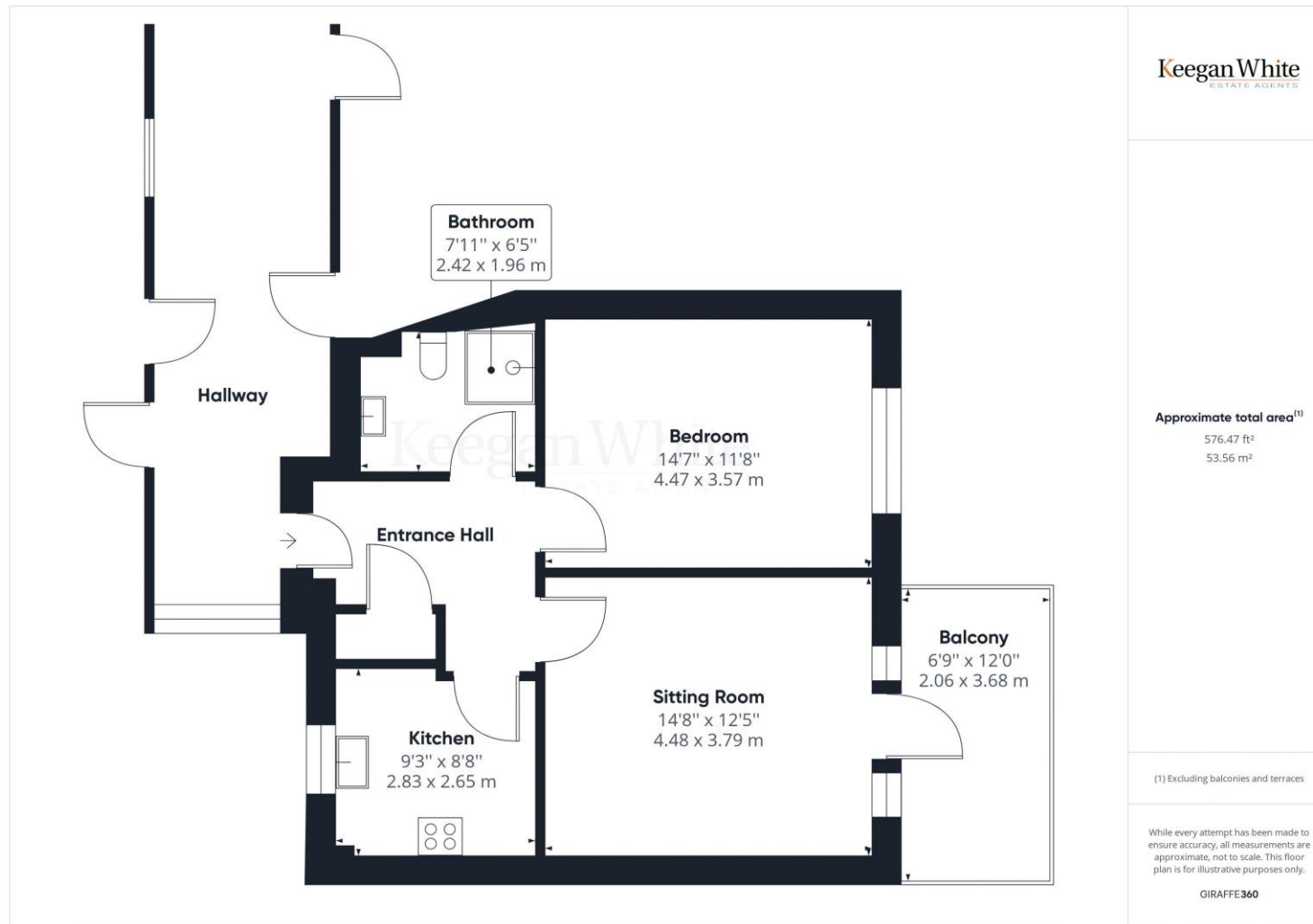
offer a wide range of on-site facilities and activities. These include: a main reception & main street shop, bistro & bar, residents lounge, library, IT suite, wellness suite, hair salon, beauty salon, hobby room, games room, fitness suite (gym), laundry & launderette, internal lifts to all floors, greenhouse 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.

EPC Rating: B (81)



Keegan White
ESTATE AGENTS

Keegan White
ESTATE AGENTS



These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS