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1 Giles Gate | £290,000



Features

- Very Close To Local Shops
- Two Bedrooms
- Views Over Landscaped Gardens
- Exclusive Development For The Over 60s
- Plenty Of Parking
- Annually Serviced Stairlift

1 Giles Gate is a first floor two bedroom retirement apartment with a stairlift within a sought after development for the over 60s in Prestwood. It is a stone's throw from the impressive local amenities and has plenty of parking. The lounge is spacious and light and has three windows which overlook the beautiful communal gardens. The bedrooms are both good sizes, with the main bedroom benefitting from a deep fitted wardrobe. The kitchen has a dishwasher, washing machine and freestanding fridge freezer. The bathroom is roomy and has a large shower with grab rails and a seat.

The kitchen and bathroom are in very good condition; a new boiler was installed in 2021. All the rooms have a pull cord within them which links to a 24-hour manned live, immediate personal responder for peace of mind. There is an impressive shared conservatory where daily activities take place as well as a separate meeting space. The grounds are kept to a very high standard. The current office hours on site warden is exceptionally pro-active and supportive of residents.



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Prestwood is a village located within the Chiltern hills and offers a range of amenities that include an impressive range of local shops, a post office and public houses. Right opposite Giles Gate are an opticians, a Sainsbury's local and a fish and chip shop as well as the Village Hall. Within a short walk is a doctor's surgery and several dentists. It is an ideal location for travelling by train with Great Missenden Railway Station only a 5 minute drive away from the property, offering a reliable train service via Chiltern Railways to London Marylebone, stopping at

Amersham which provides a link to the Metropolitan line, Harrow on the Hill, Chorleywood and Rickmansworth.

Additional information to be verified by a solicitor:

EPC rating: C

Council Tax Band: D

Service charge: £3388 per annum

Ground rent: £40 per annum

Lease length: 65 years



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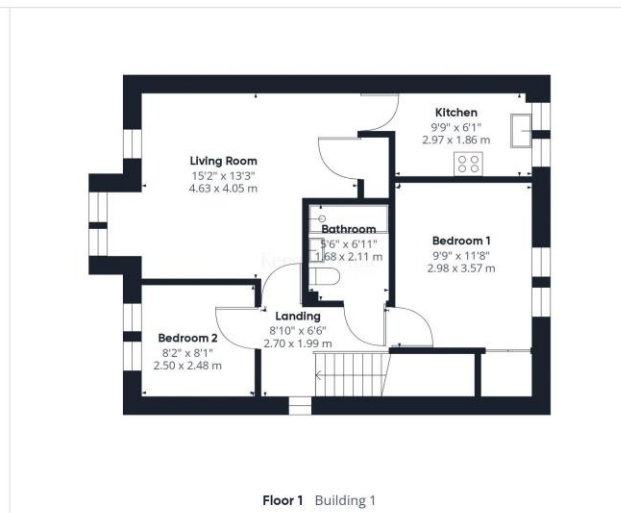


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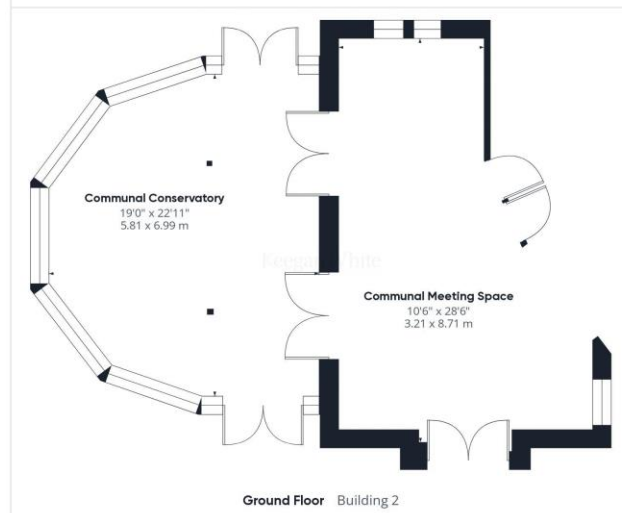
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Approximate total area⁽¹⁾
1025.09 ft²
95.23 m²



(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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