



## Coulson Court,

Nairdwood Lane

Prestwood

HP16 0QB

Monthly Rental Of £1,100

- One bedroom ground floor apartment
- Village location with level walk to shops and bus stop
- Communal gardens
- Parking and garage included
- Available from mid June
- EPC rating C, Council tax band C



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# Coulson Court, Nairdwood Lane Prestwood HP16 0QB

## PROPERTY FACTS


A one-bedroom ground floor apartment with a spacious lounge, separate kitchen and bathroom. The property is situated in a pleasant development close to local shops, amenities and bus stop. The apartment shares well-maintained communal gardens as well as a car park for residents and visitors. There is a garage in a separate block available with this property. Available from mid June.

## LOCATION FACTS

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 which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

## DIRECTIONS

From our offices in Prestwood continue along the High Street towards Great Missenden. At the crossroads take the right hand turn into Nairdwood Lane. Coulson Court can be found on the left hand side opposite the common.

8700-5588-7429-8806-7793	Current	Potential	8700-5588-7429-8806-7793	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73	79	(69-80) C	69	77
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		<b>England &amp; Wales</b>	EU Directive 2002/91/EC 