



28 Giles Gate, Prestwood, Buckinghamshire, HP16 0PH

A well-presented, ground-floor, retirement flat (over 60s) in the heart of Prestwood village. The development of 41 flats has the benefit of an on-site house manager and communal conservatory where residents meet up plus immaculate gardens which are used on warm sunny days. No Onward Chain.

Entrance hall | Two bedrooms | Refitted wet room | Sitting Room | Refitted kitchen.

The Giles Gate development is spread across three separate blocks. Number 28 is on the east side, almost opposite the communal lounge and conservatory, and is therefore very centrally located. The flat is on the ground floor.

On entering the apartment the bedrooms are on either side of the hallway with the main bedroom, with fitted wardrobes, on the left, and the smaller bedroom is on the right. The bathroom is just beyond the smaller bedroom, this has been well-fitted as a wet room which is ideal as older people often suffer with mobility issues and cannot cope with a bath. There is a vanity unit and W.C. on the left of the doorway. The bathroom is nicely appointed. The sitting room is at the rear of the property with a door out to the communal gardens; many residents on the ground floor take advantage of their position to sit outside their back doors on warm sunny days. The sitting room is across the rear of the flat with an opening leading to a refitted kitchen consisting of cream, gloss, units and integrated appliances plus a decent sized airing cupboard.

The House Manager is available in her office Monday-Friday 9-5 to deal with any matters arising on the development and to offer advice and assistance to residents. She does not offer care. Giles Gate is well-maintained and well-presented having undergone a £50k+ facelift in the summer of 2023. The communal garden is always lovely and there is ample, un-allocated, parking for residents and visitors alike. It is a nice, friendly place to live and convenient for the local shops and social events. The apartment has gas-fired central heating and double glazing throughout and offers the owner the benefit of independent living, with the comfort of being within a safe and secure community.

Price... £299,950 *Leasehold*



LOCATION

Giles Gate is centrally located in Prestwood village, opposite a Sainsburys convenience store. The parade of shops caters to most immediate needs with an optician, dry cleaners,, butcher, hairdresser, post office and chemist. There are also a couple of take-aways and the Chequers Tree pub. There are two doctors' surgeries a short distance from the main shopping area and a larger Co-Op food store. Nearby Great Missenden also offers a main 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.

DIRECTIONS

From our office in Prestwood turn right off the High Street into Honor End Lane and first left into Clarendon Road. The entrance to the Giles Gate car park will be short distance along on the left.

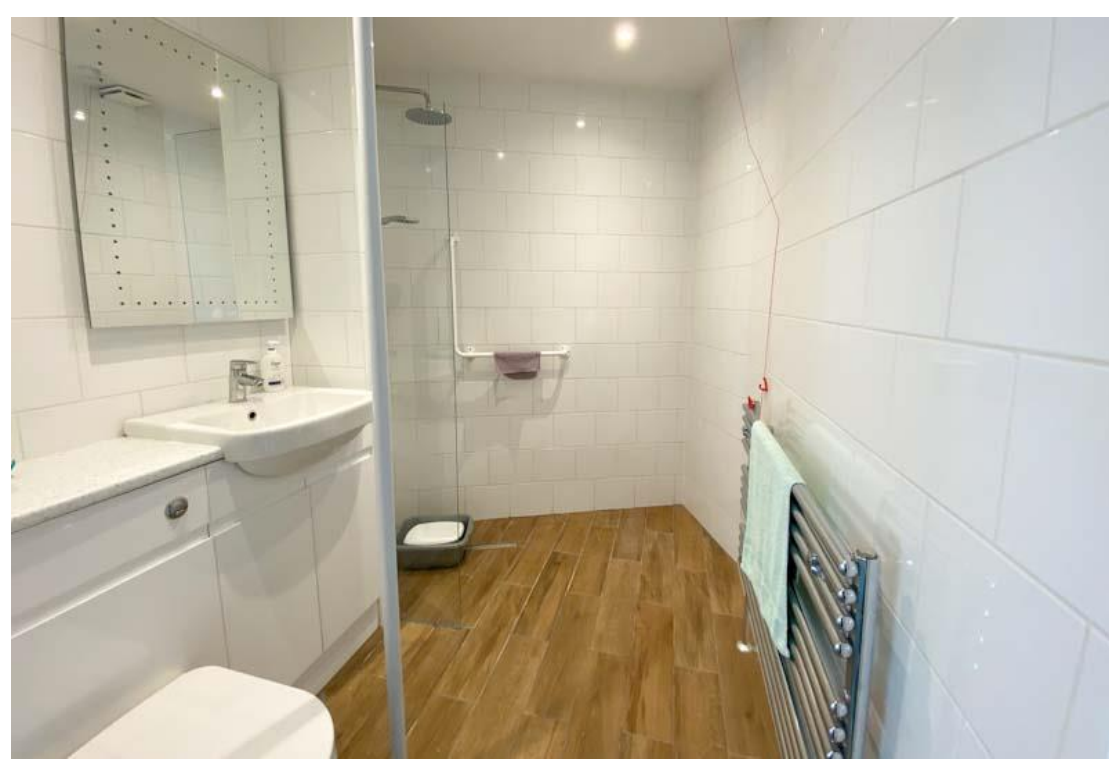
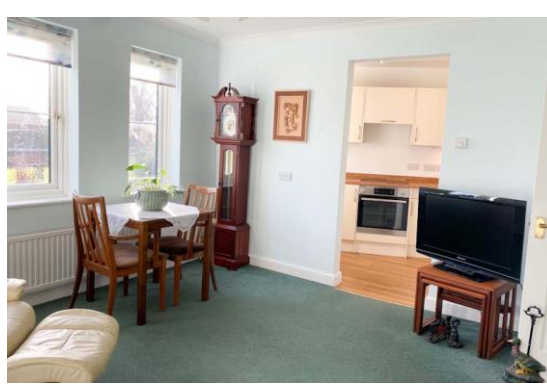
ADDITIONAL INFORMATION

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 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

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

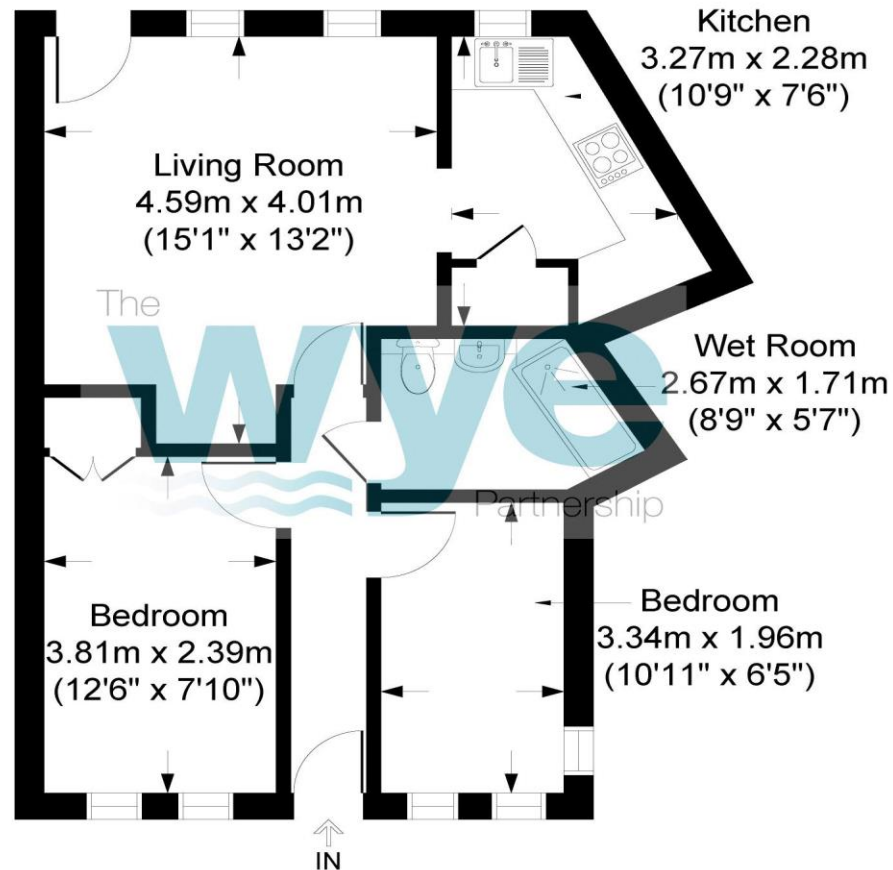
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Giles Gate, Prestwood, Great Missenden, HP16 0PH

Approximate Gross Internal Area

Floor = 47.4 sq m / 511 sq ft



This Plan is for Layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced For Wye Country

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The **wye** Partnership