



11 Giles Gate, Prestwood, Buckinghamshire, HP16 0PH

A well-presented, two bedroom, ground floor flat on a development of other, similar, age-restricted retirement flats. No Onward Chain

Entrance hall | Two bedrooms | Bathroom | Sitting room | Kitchen

Giles Gate is a development of 41 ground and first floor flats over three blocks arranged around well-maintained and very attractive grounds. The flats are restricted to over 60s with the site benefiting from an excellent, on-site house manager and communal lounge/conservatory to which the residents have extensive access. In the summer months the residents can often be found sitting together in the shade of the garden parasol. There is extensive non-allocated parking in the car park accessed off Clarendon Road. There are emergency pull-cords in the flats that are monitored 24 hours a day to provide peace of mind.

11 Giles Gate is a ground floor flat with the benefit of both a front and back door. The flat is neutrally decorated and carpeted throughout. A step into the entrance hall leads to the bedrooms which are located either side of the main corridor, the main bedroom having fitted wardrobes. There is no bath at the flat rather a shower room fitted with a white suite comprising of large, enclosed shower, low level W.C and wash basin with tiled walls. The sitting room is at the rear of the building with a part-glazed door to the garden and next to that a pair of windows flooding the room with light. The adjacent kitchen is fitted with a range of medium oak-fronted units fitted with a fan-assisted oven and ceramic hob. There is space and plumbing for a washing machine and for a tall fridge-freezer. There is also a large airing cupboard containing the hot water cylinder and header tank.

Price... £299,000

Freehold



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

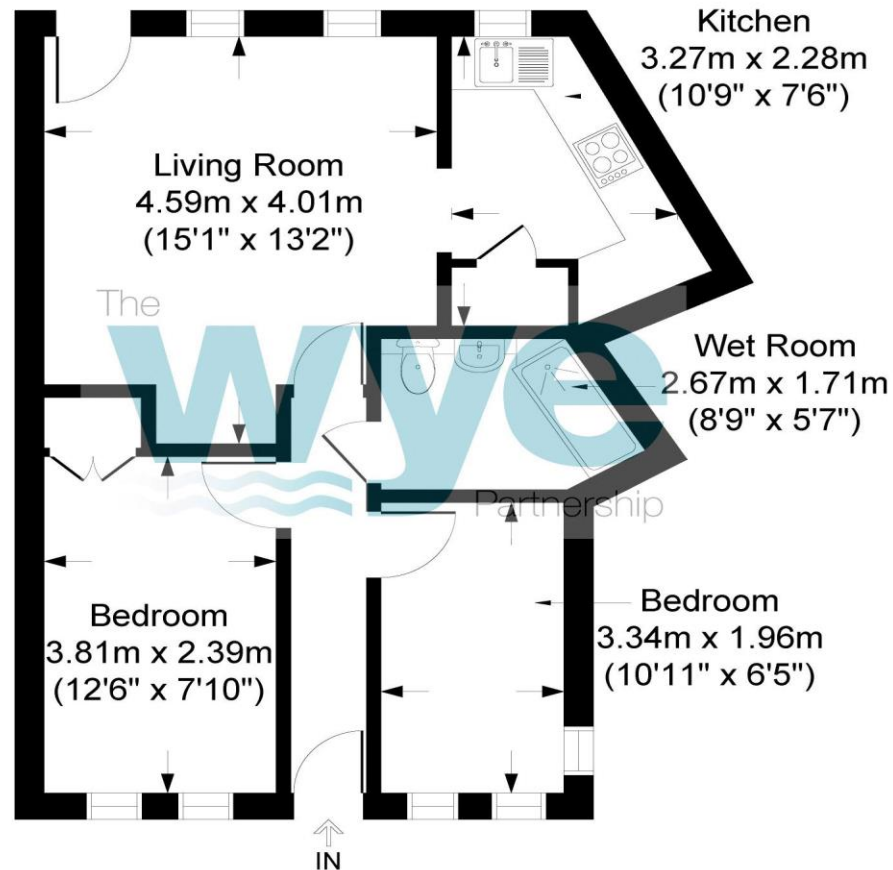
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



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