

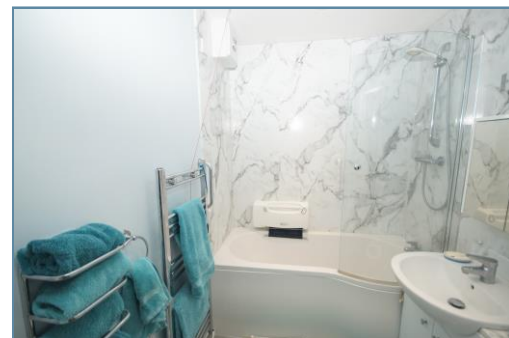
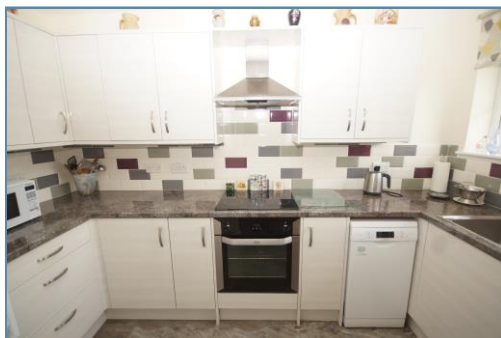


## 24 Giles Gate

Wycombe Road  
Prestwood  
Buckinghamshire  
HP16 0PH

£295,000

- Two bedroom, ground floor retirement apartment (over 60's)
- Updated with modern fitted kitchen and bathroom
- Communal conservatory and gardens
- Housing manager on-site
- New lease upon completion



## PROPERTY FACTS

This smart, ground floor retirement apartment is one of the nicest in the development owing to modernisation and regular room shapes. It has the advantage of a re-fitted kitchen and bathroom and a bright sitting room with access onto the communal gardens. The well fitted kitchen with integrated cooker has the added bonus of the washing machine, slimline dishwasher and fridge freezer being included in the sale, if required. The bathroom has also been updated with a white suite and P-shape bath with shower over. It occupies a central position within the development, being close to the communal facilities. 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 having the benefit of a manager on-site during the day and emergency pull-cords fitted in each flat. The flats are centrally located opposite the village shops and on the High Wycombe/Great Missenden bus route. There is parking available in the large car park to the rear of the development.

## 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 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.

## ACCOMMODATION

Briefly accommodation comprises:

- Entrance hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Communal gardens and large carpark

## ADDITIONAL INFORMATION

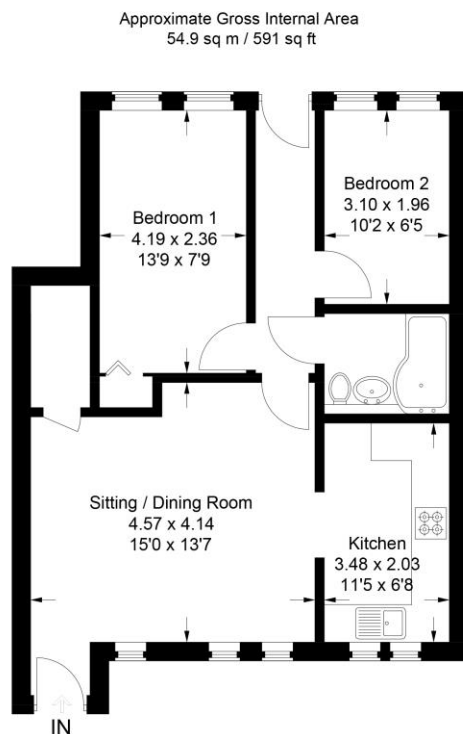
- Mains drains, electricity, gas central heating
- Council Tax Band D
- EPC Band C
- Local Authority; Chiltern District Council
- Lease; New lease upon completion
- Ground Rent approximately £1,998 pa

## DIRECTIONS

From our office in Prestwood, follow the Wycombe Road and Giles Gate will be found about 100 yards on the right hand side.

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agents "Wye Country" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.



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.

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