



## 15 Wren Road

Prestwood  
Buckinghamshire  
HP16 0SB  
£179,500



- First floor, one bedroom apartment
- Quiet location, close to village amenities
- Long lease
- Low outgoings
- Allocated parking space
- No onward chain



## Property Facts

15 Wren Road is a first floor apartment situated in a popular location within the village being a short distance to the excellent village amenities and bus routes. It would make an ideal purchase for a first time buyer or investor. The accommodation consists of an entrance hall, double aspect living/dining room, kitchen, double bedroom and bathroom. There is one allocated parking space. The lease has 986 years unexpired, a low maintenance charge and is being offered with no onward chain.

## Amenities

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. There are local schools for children up to the age of 11 years. For secondary education, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for Boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools close by include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. 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.

## Additional Information

Council Tax Band B | EPC Band E

Ground rent £1 Peppercorn rent per annum | Maintenance charge £400 per annum

Lease 986 years unexpired: Share of Freehold

## Directions

From our offices in Prestwood, follow the Wycombe Road towards Great Kingshill. Take the fifth turning left into Lodge Lane and first left into Wren Road. Number 15 will be found on the right hand side, indicated by our For Sale board.

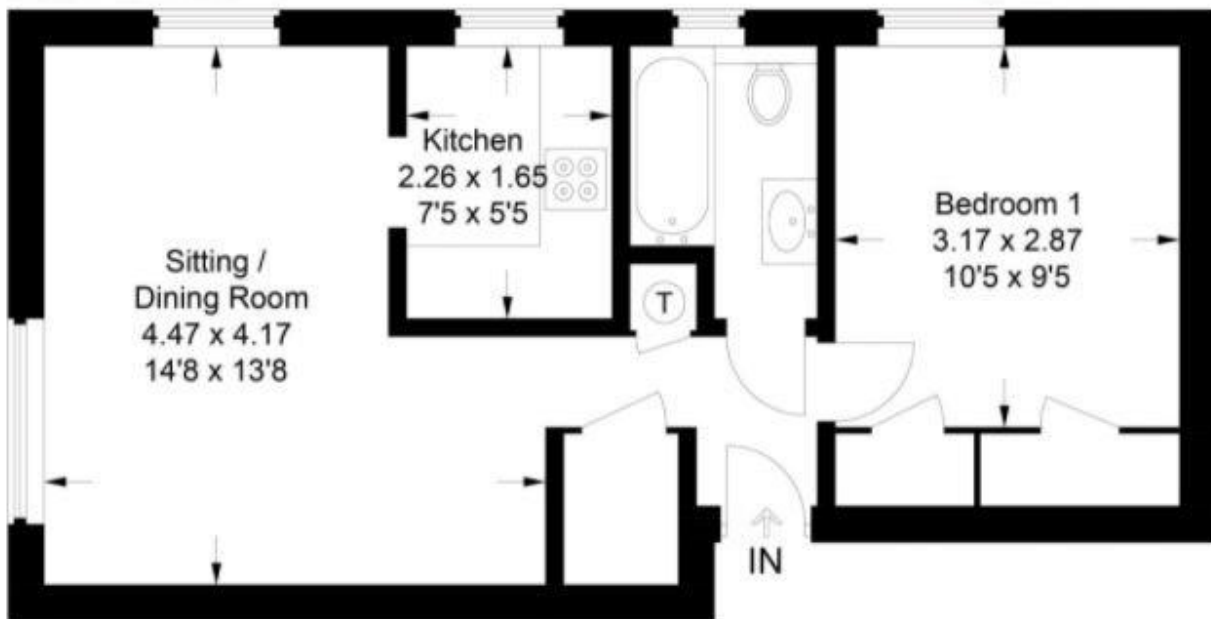
## Mortgage

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

## Disclaimer

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.

All measurements are approximate and should not be relied upon.



15 Wren Road

Approximate Gross Internal Area = 39.2 sq m / 422 sq ft