



## 5 Burnetts Court

Lodge Lane  
Prestwood  
Buckinghamshire  
HP16 0SR

£165,000

- One bedroom, purpose built, ground floor flat
- Well presented
- Allocated parking space
- No onward Chain
- Long Lease



## PROPERTY FACTS

A purpose built, ground floor flat with the benefit of a long lease and moderate monthly charges of £60. Burnetts Court consists of three separate blocks each with four flats surrounded by communal lawns with the car park to one side. Numbers 5 & 6 are accessed via their own private entrance.

## 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 the property.

## ACCOMMODATION

Briefly accommodation comprises of:

Entrance hall with airing cupboard and storage.

Bedroom with built in wardrobes.

Living room with refitted kitchen to one side.

Bathroom with white suite comprising of bath (with electric shower over), basin and W.C.

## ADDITIONAL INFORMATION

Mains drains, electric heating

Council Tax Band B

EPC Band E

Local Authority; Chiltern District Council

Lease: The flat is held on the remainder of a 999 year lease.

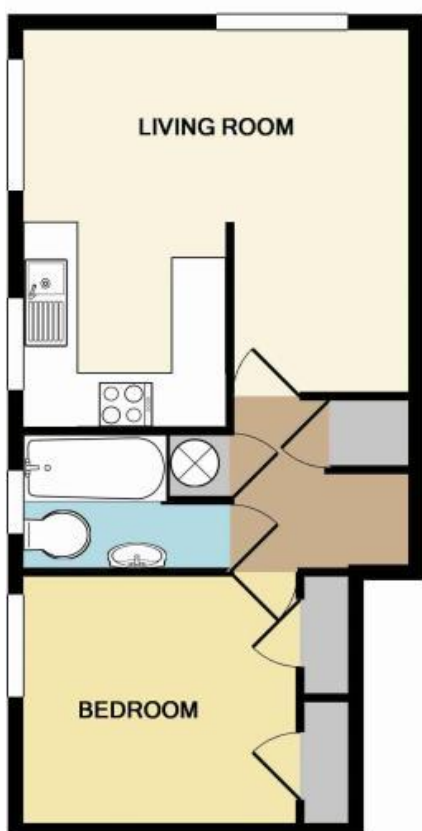
Ground rent and service charges are £720 PA.

## DIRECTIONS

From our office in Prestwood, follow the Wycombe Road towards High Wycombe. After about half a mile you will pass the Wren Davis dairy on the right. Lodge Lane will be the next turning on the left and Burnetts Court is the three buildings immediately on the right.

## 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.



TOTAL APPROX. FLOOR AREA 412 SQ.FT. (38.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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