



22 Giles Gate

Wycombe Road
Prestwood
Buckinghamshire
HP16 0PH

£260,000



- First Floor, two bedroom retirement apartment with stair lift
- Gas fired central heating and double glazing
- Communal conservatory and gardens
- Housing manager on-site
- Excellent location opposite the village amenities



PROPERTY FACTS

Number 22 is a smart, two bedroom, first floor apartment with the advantage of a stair lift and a spacious master bedroom. The flat has been recently redecorated with new flooring laid to both the master bedroom and sitting room. The bathroom has a good size walk-in shower enclosure and new flooring. These retirement apartments have 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. They 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 with stair lift to first floor

Sitting/Dining Room

Kitchen

Two Bedrooms

Shower Room

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; The flat is held on the remainder of a 99 year lease from 1989

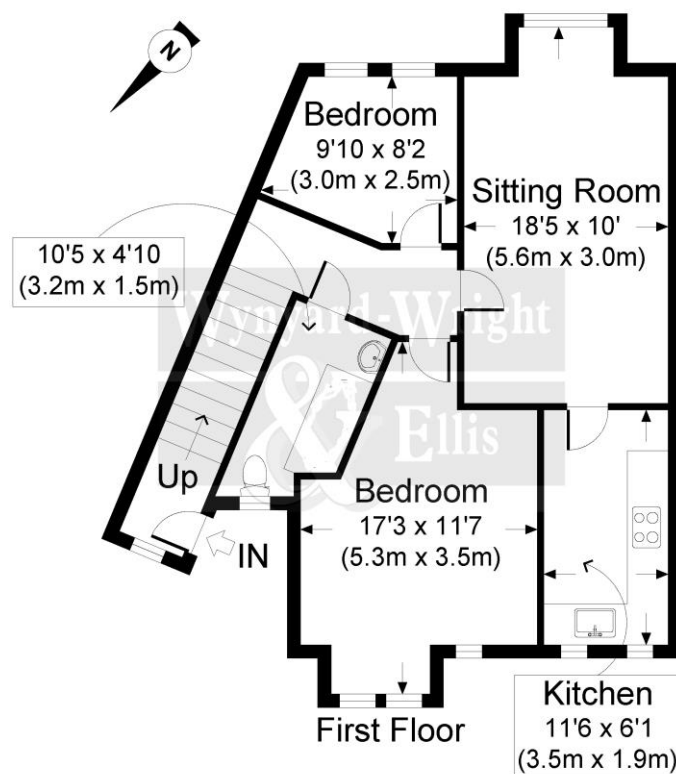
Ground Rent approximately £1950 pa

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.



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The **wye** Partnership