



## 6 Giles Gate

Prestwood  
HP16 0PH  
£295,000

- Ground Floor retirement apartment (over 60's)
- 2 bedrooms
- South facing sitting room and kitchen
- Resident's communal lounge
- No onward chain



# 6 Giles Gate Prestwood HP16 0PH

## PROPERTY FACTS

Entrance hall | Sitting/dining room | Kitchen | 2 Bedrooms | Bathroom | Communal gardens | Ample parking

A smartly presented, two bedroom ground floor retirement apartment (over 60's) with oak fronted kitchen units and re-fitted bathroom. The apartment has gas-fired central heating and double glazing throughout and offers the owner the benefit of independent living but 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 property also has a Southerly aspect from the kitchen and reception room giving the apartment a bright and cheerful appeal. The property also benefits from a communal lounge for residents to meet and have informal gatherings. There is also 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.

## DIRECTIONS

From our offices in Prestwood proceed along the Wycombe Road approximately 150 yards and Giles Gate will be found on the right hand side just after the pedestrian crossing.

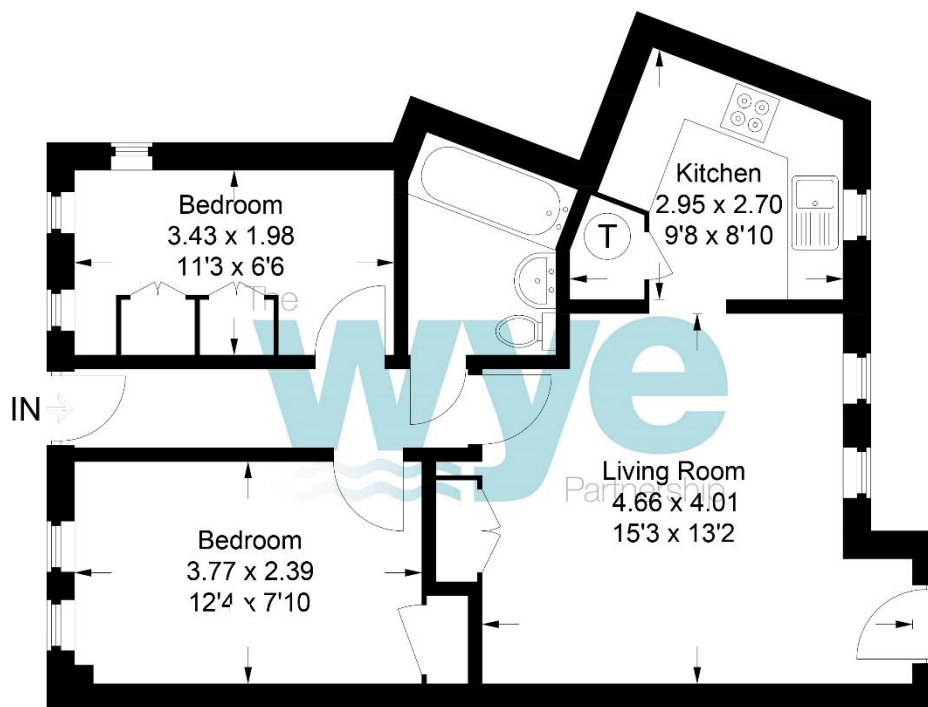
## Additional Information

Council Tax Band D

EPC Band C

## 6 Giles Gate

Approximate Gross Internal Area = 49.6 sq m / 534 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.

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