



## 12 Giles Gate

Great Missenden

HP16 0PH

£260,000

- First floor, refurbished, age-restricted apartment (over 60s)
- Modern kitchen and bathroom
- Two bedrooms
- Gas fired central heating and double glazing
- Communal conservatory, lounge and gardens
- Housing Manager onsite
- Excellent location opposite the village amenities



01494 868 000

[prestwood@wyecountry.co.uk](mailto:prestwood@wyecountry.co.uk)

[wyecountry.co.uk](http://wyecountry.co.uk)

## PROPERTY FACTS

Number 12 Giles Gate has been comprehensively refurbished and has a refitted, cream kitchen with integrated appliances and a refitted shower room. In addition, the flat has neutral carpets and fresh décor and is in excellent condition. The sitting room overlooks the communal gardens with the entrance being very conveniently located at the rear near to the car park. The main bedroom has a comprehensive range of contemporary wardrobes.

The Giles Gate retirement apartments offer the owner the benefit of independent living, with the comfort of being within a safe and secure community with the reassurance of a manager on-site during the day and with emergency pull-cords fitted in each flat. There is gas-fired central heating and the apartments are double-glazed throughout. There are organised activities to join in if desired. 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.

## DIRECTIONS

From our office in Prestwood, follow the Wycombe Road and take the first Giles Gate entrance. Flat 12 is at the rear near the car park.

## ACCOMMODATION

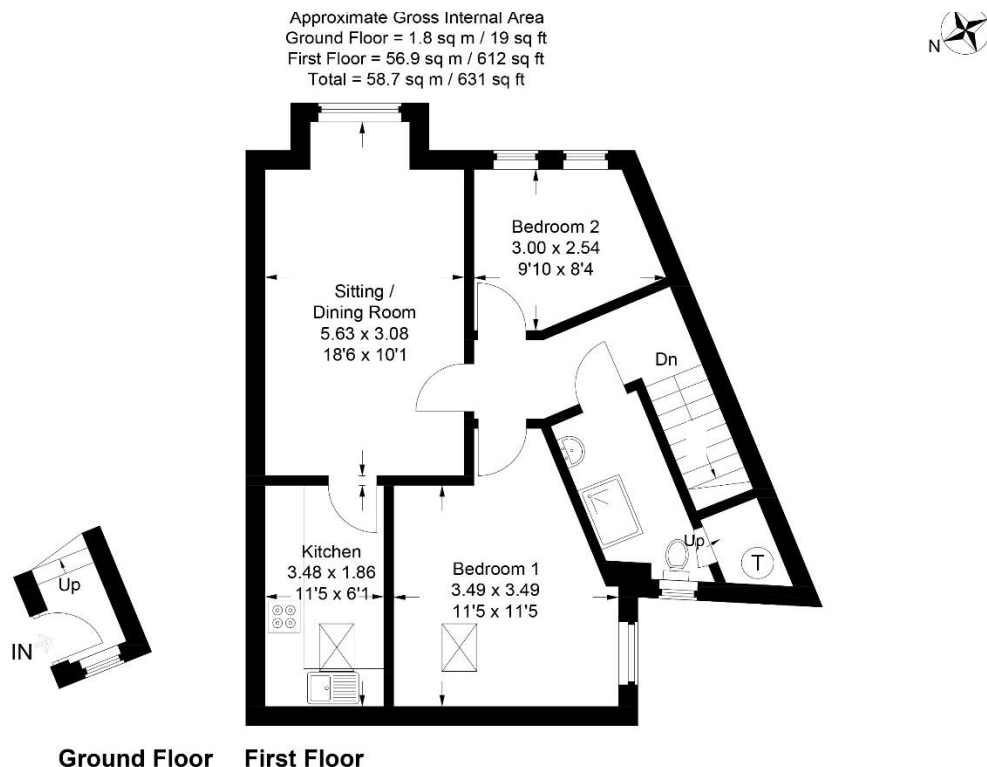
Entrance hall with stairs to first floor | Sitting/Dining Room | Kitchen with integrated appliances (not tested) | Bed 1 with modern wardrobes | Further Bedroom | Re-fitted shower room | Communal gardens and large carpark

## 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 | Service Charges for 2023/24 are £3029 pa (£252.75 pcm) which covers Buildings insurance, maintenance for the outside of the building, grounds, benefit of the conservatory meeting room and carpark, plus the services of an on-site House Manager | Ground Rent approx £50 pa

## 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.