



# **1 Coulson Court**

Prestwood HP16 0QB share of the

£189,000 (Leasehold with a share of the Freehold)

- Ground Floor apartment, one bedroom apartment
- Quiet location overlooking playing fields
- Level walk of local amenities
- No age restriction
- Remainder of 999 year lease







# 1 Coulson Court Prestwood HP16 0QB

## **PROPERTY FACTS**

Communal entrance hall | Hallway with deep store cupboard and shelved storage cupboard | Sitting room | Kitchen | Bedroom | Bathroom | Carpark | Communal gardens

No 1 Coulson Court is a well proportioned ground floor apartment, situated on a small development of purpose built flats, on a popular country lane overlooking playing fields and only a short level distance to the excellent village amenities.

# **LOCATION FACTS**

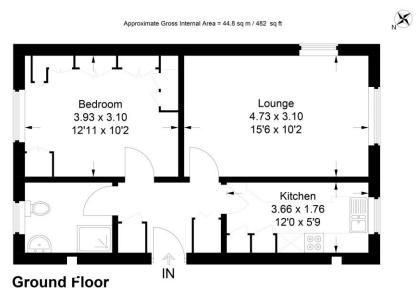
Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Hairdressers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

### **DIRECTIONS**

From our offices in Prestwood continue along the High Street towards Great Missenden, turning right into Nairdwood Lane (Cross Way garage on corner). Coulson Court will be found a short way along on the left hand side, indicated by our Wye Country "For Sale" Board

## **Additional Information**

EPC band C Council Tax band C Remainder of 999 year lease Share of the Freehold Service charge £360/half year (includes ground rent and maintenance)



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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