



Flat 1, The Geans, 3 Wycombe Road

Prestwood
HP16 0NZ

£195,000

- One bedroom, purpose-built flat in the heart of the village.
- Double bedroom. + Bathroom
- Kitchen.+ Sitting room
- Allocated parking space
- Leasehold 112 years remaining.



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Flat 1, The Geans, 3 Wycombe Road, Prestwood, Great Missenden HP16 0NZ

ACCOMMODATION IN BRIEF

Communal entrance hall | Hallway | Double bedroom | Sitting room | Kitchen | Bathroom | Allocated parking space

PROPERTY FACTS

The Geans flat development is above and behind the optician and next to Prestwood village hall so is perfectly located to take advantage of the village facilities. Entry is at the side of the building through the first door and up two flights of stairs to a landing with doors to numbers 1 and 2. The front door opens into the hallway with hanging for coats' behind the door. There is a double bedroom and sitting room at the front both of which are west facing to make the most of the afternoon and evening sun. The bathroom is fitted with a clean, white suite comprising of bath (with electric shower over), W.C. and basin with tiled walls and splashback. The kitchen is fitted with a range of white units with dark grey worksurface and white tiled, splash-backs.. There is space for an under-counter fridge, for a slot-in gas cooker and space and plumbing for a washing machine. There is an allocated parking space at the rear of the building. No Onward Chain.

LOCATION FACTS

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. 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 office in Prestwood follow the High Street towards Great Kingshill. The Geans is on the left above the optician.

Additional Information

EPC band D

Council Tax band C

Lease details

Lease renewed to 125 years on 7 Mar 2016 - 112 remaining.

Ground rent £200 (doubles every 30 years)

Annual service charge £180.50

