



22 Giles Gate

Great Missenden

HP16 0PH

£260,000

- First floor, two bedroom retirement apartment with stair lift
- Well proportioned master bedroom
- Well presented with new carpets
- Ample parking in private car park
- Resident House Manager on site and emergency pull cords for peace of mind



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PROPERTY SUMMARY

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 carpets laid to the master bedroom, sitting room, hall, stairs and landing. 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 offer 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 INFORMATION

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 Giles Gate will be found about 100 yards on the right hand side.

Accommodation in Brief

Entrance hall with stair lift to first floor | Sitting/Dining room | Kitchen | Two bedrooms | Shower room | Communal gardens and large car park

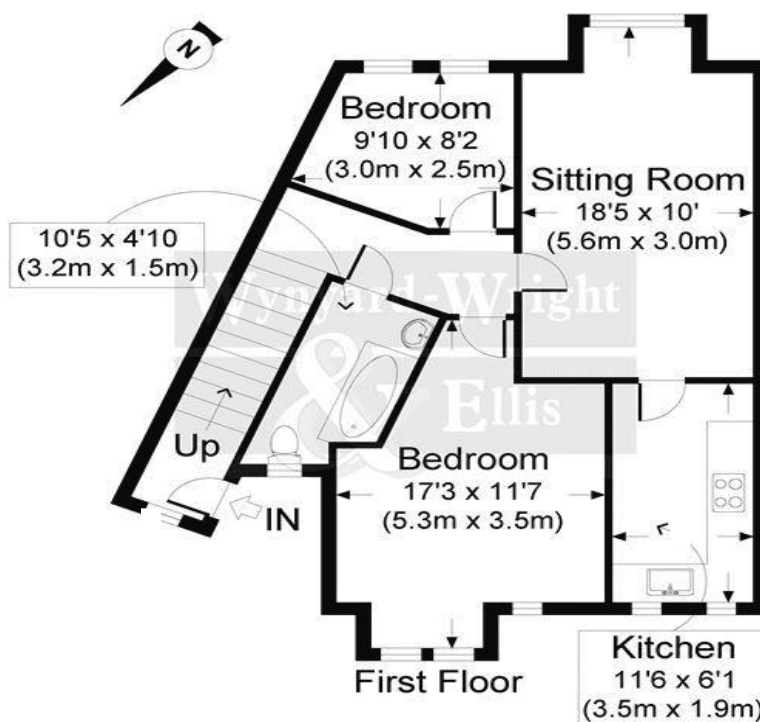
Additional Information

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 we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract

FLOORPLAN



GILES GATE, HP16 0PH
APPROX. GROSS INTERNAL FLOOR AREA 613 SQ FT / 57 SQ M.
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