



40 Giles Gate

Great Missenden

HP16 0PH

£280000

- Ground floor, two bedroom retirement apartment
 - Communal conservatory and gardens
 - Central location, opposite village amenities
 - Gas fired central heating and double glazing
 - On-site Housing Manager
- NO ONWARD CHAIN**



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PROPERTY FACTS

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

A two bedroom ground floor apartment in this popular retirement development (over 60's). The property benefits from a spacious master bedroom with inbuilt storage. The flat 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 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

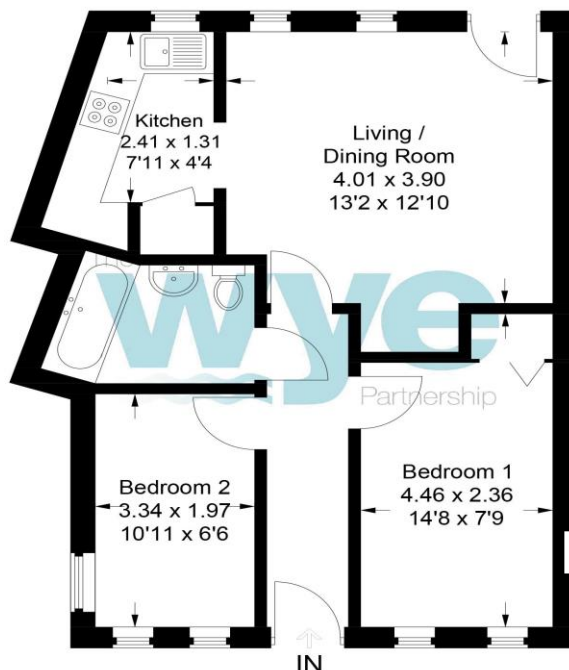
From our offices in Prestwood proceed along the Wycombe Road approximately 150 yards and Giles Gate will be found on the right hand side just

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 approximately £2,500 pa | Ground Rent approx £150 pa

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Approximate Gross Internal Area = 49.7 sq m / 535 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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