



36 Giles Gate

Prestwood
Buckinghamshire
HP16 0PH
£310,000



- Ground floor retirement apartment
- 108 year Lease
- Recently refitted kitchen and shower room
- Two bedrooms
- Central village location
- Private Resident and visitor parking



Property Facts

A very nicely presented, two bedroom ground floor retirement apartment (over 60's) which has been updated in recent years with a re-fitted kitchen and shower room. The apartment has gas-fired central heating and double glazing throughout and offers 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. There is 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.

ENTRANCE HALL

With coat cupboard.

SITTING/DINING ROOM

Three windows with views to the front, telephone and tv points, including a communal Sky satellite, and a good size storage cupboard.

KITCHEN

Recently re-fitted with a range of cream gloss units with integrated oven and separate integrated microwave/combi oven, hob, fridge/freezer, slim-line dishwasher, a washing machine and a white ceramic sink.

BEDROOM ONE

A good size double bedroom, with windows to the rear aspect and a built-in double wardrobe.

BEDROOM TWO

Rear aspect.

SHOWER ROOM

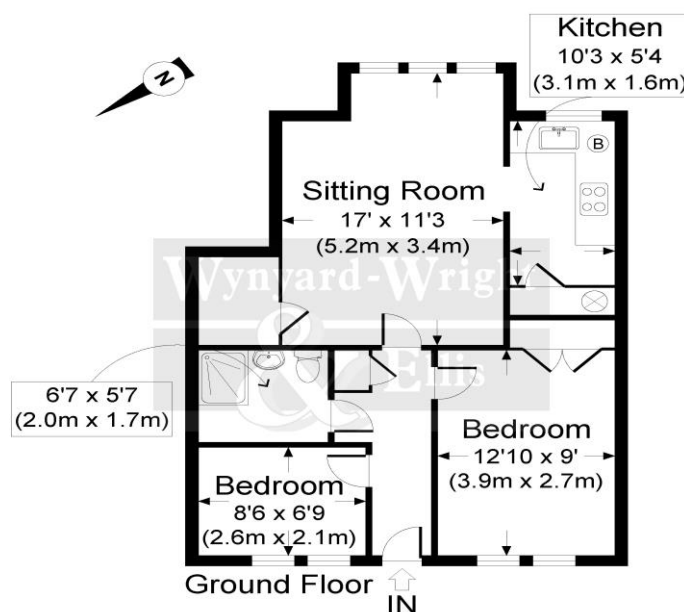
Recently re-fitted with a white suite including a good size shower enclosure, shaver point and extractor fan.

OUTSIDE

The gardens are level, beautifully tended and communally shared with other residents. There is ample private parking at the rear for residents and visitors

Additional Information

Mains drains, electricity, gas central heating, Council Tax Band D : EPC Band C, Local Authority: Chiltern District Council, Lease: 108 years remaining, annual service charge £2,455.68, ground rent £150 p.a.



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