

A photograph of a row of modern, two-story houses. The central house is made of red brick with a gabled roof and a white door. It has several windows with dark frames. To its right is a white house with a gabled roof and dark window frames. To its left is another brick house with a gabled roof. The houses are set on a green lawn under a clear blue sky.

31 Giles Gate, Prestwood, Buckinghamshire, HP16 0PH

A well-maintained, two bedroom, ground floor apartment in the heart of an age restricted development of 41 flats in the heart of Prestwood village. No Onward Chain

Entrance hall | Two bedrooms | Wet room | Sitting room | Kitchen

A well-presented, two bedroom, ground floor flat on a development of 41 purpose-built, age restricted flats located in the heart of the village.

The front door opens into the entrance hall with the main bedroom on the right (with built in wardrobes) and the second bedroom on the left, no wardrobes but the room is double aspect. The refitted wet room is behind the smaller bedroom and is fitted with white sanitary ware. The living room is at the rear overlooking communal gardens. There are a pair of matching windows and a door out to the garden beyond. The kitchen is off the living room and is fitted with a range of medium oak units with complementary work surfaces, an integrated fan oven and hob, plus a fridge freezer and washing machine. There is an airing cupboard in the corner of the kitchen.

The flat is centrally located on the development, convenient for the communal conservatory and terrace that the owners use in the warm summer months. The residents pay as part of their management fees for the services of an on-site House Manager who is available during the week to offer assistance and advice (no care is offered) and who is responsible for the upkeep of the grounds and building. The residents meet informally in the conservatory to play games, read or just chat. There is always an opportunity to make friends and socialise or keep entirely private at the resident's discretion.

The development is well-managed, the gardens always look lovely, they are filled with mature shrubs and plants and they, and the grass are attended to weekly. The exterior of the whole development was repainted in Summer 2023 at considerable cost, all of which was funded from the maintenance fund, no additional monies were required of the owners. There is ample, unallocated parking at the development with plenty of spaces always being available for residents and visitors alike.

Price... £299,000 *Leasehold*



LOCATION

Giles Gate is centrally located in Prestwood village, opposite a Sainsbury's convenience store. The parade of shops caters to most immediate needs with an optician, dry cleaners,, butcher, hairdresser, post office and chemist. There are also a couple of take-aways and the Chequers Tree pub. There are two doctors' surgeries a short distance from the main shopping area and a larger, Co-Op foodstore. Nearby Great Missenden also offers a main 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 turn from the High Street immediately right into Honor End Lane. Take the first turning on the left into Clarendon Road and the car park entrance can be found a short distance along on the left. The flat is more or less opposite the conservatory and patio area.

Additional Information

Mains drains, electricity, gas central heating.
Council Tax Band D

EPC Band D

Local Authority; Chiltern District Council

Lease; The flat is held on the remainder of a 99 year lease from 1989

Service Charges for 2024/25 are £3389.48 pa (£65.18 per week) 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

MORTGAGE

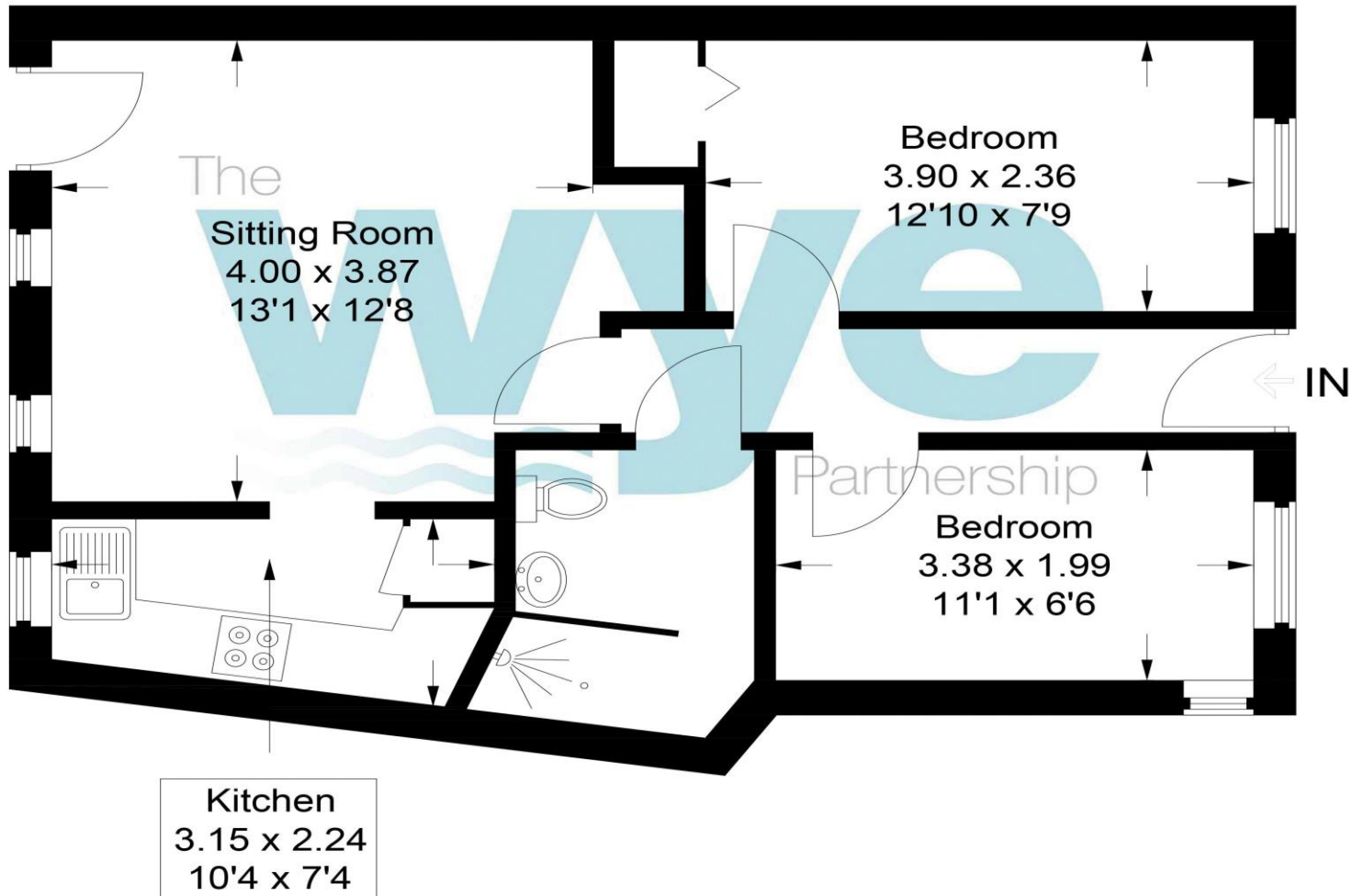
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



31 Giles Gate

Approximate Gross Internal Area = 48.5 sq m / 522 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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