



47 Gryms Dyke Prestwood Buckinghamshire HP16 0LP

A well presented, two bedroom, first floor apartment close to the village centre.

Private front entrance | Stairs to first floor | Kitchen overlooking rear garden | Lounge/diner | Bathroom | Two bedrooms | Gas central heating | Private rear garden | On-road parking | Long lease

No 47 Gryms Dyke is a two bedroom first floor masionette situated a short distance from the village with its excellent amenities and schooling. The property is approached via its own private gated entrance which leads to the front door and, following a graveled pathway, the rear garden. The flat has a good size lounge with room for a table and chairs, a kitchen overlooking the rear garden with space for the usual appliances, a modern bathroom, two bedrooms and good storage. Outside, there is a generous garden with rear access. The property would make an ideal first time purchase or investment opportunity.

DIRECTIONS

From our offices in Prestwood take the Wycombe Road towards Great Kingshill and take the second left into Sixty Acres Road. At the junction, take the second right into Gryms Dyke. No 47 will be found on the left hand side indicated by a "For Sale" board.

Lease Information

118 years remaining

£10 per annum ground rent

£77 per annum service charge to include buildings insurance

Price... £275,000 ... Leasehold



AMENITIES

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. There are local schools for children up to the age of 11 years. For secondary education, Prestwood lies in the catchment area for the Amersham/Chesham Grammar Schools and The Royal Grammar School for Boys in High Wycombe. The Misbourne School in Great Missenden also offers schooling for 11-18 year olds. Private schools close by include The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill. 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.

SCHOOL CATCHMENTS (2020/21)

Prestwood Infant & Junior Schools
Boys' Grammar; Dr Challoner's, The Royal Grammar School, Aylesbury Grammar
Girls' Grammar; Dr Challoner's High School, Aylesbury High
Mixed Grammar; Chesham; Sir Henry Floyd Upper School/All ability; The Misbourne School

(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band C

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

MORTGAGE

Contact your local Wye Country 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.





Approx. gross internal floor area 668 SQFT /62.1 SQM