



4 Giles Gate

Wycombe Road
Prestwood
Buckinghamshire
HP16 0PH

£270,000

- First Floor, two bedroom retirement apartment with stair lift
- Extended lease upon completion
- Communal conservatory and gardens
- Housing manager on-site



PROPERTY FACTS

Number 4 Giles Gate is a smart, two bedroom upper floor apartment with the benefit of a stair lift. The flat is slightly different to other first floor flats that are available on the development in that the kitchen has an overhead skylight rather than a traditional kitchen window, the benefit of which is increased wall space and a brighter kitchen. 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. There is 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. **The apartment will be sold with a new lease.**

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.

ACCOMMODATION

Briefly accommodation comprises:

- Entrance hall with stair lift to first floor
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Communal gardens and large carpark

ADDITIONAL INFORMATION

- Mains drains, electricity, gas central heating
- Council Tax Band D
- EPC Band C

Local Authority; Chiltern District Council

Lease; New lease upon completion

Ground Rent and fees approximately £1950 pa

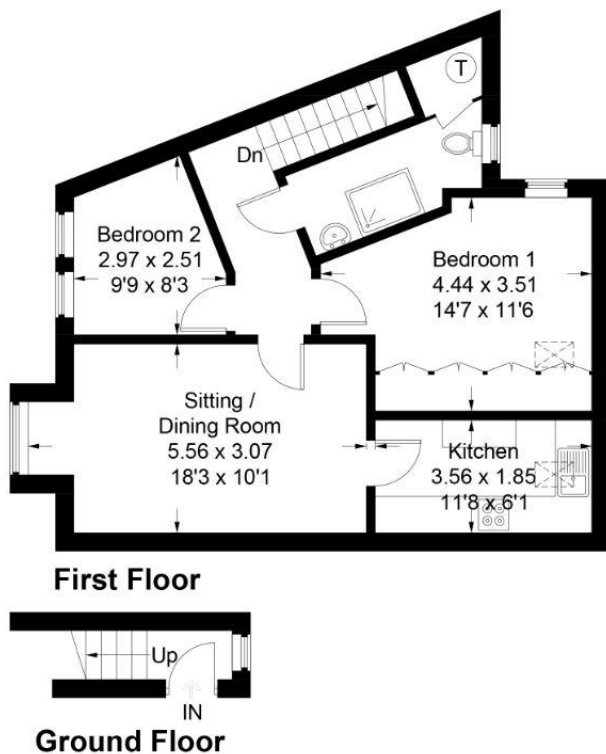
DIRECTIONS

From our office in Prestwood, follow the Wycombe Road and Giles Gate will be found about 100 yards on the right hand side.

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agents "Wye Country" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.

Approximate Gross Internal Area
Ground Floor = 2.1 sq m / 23 sq ft
First Floor = 56.5 sq m / 608 sq ft
Total = 58.6 sq m / 631 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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