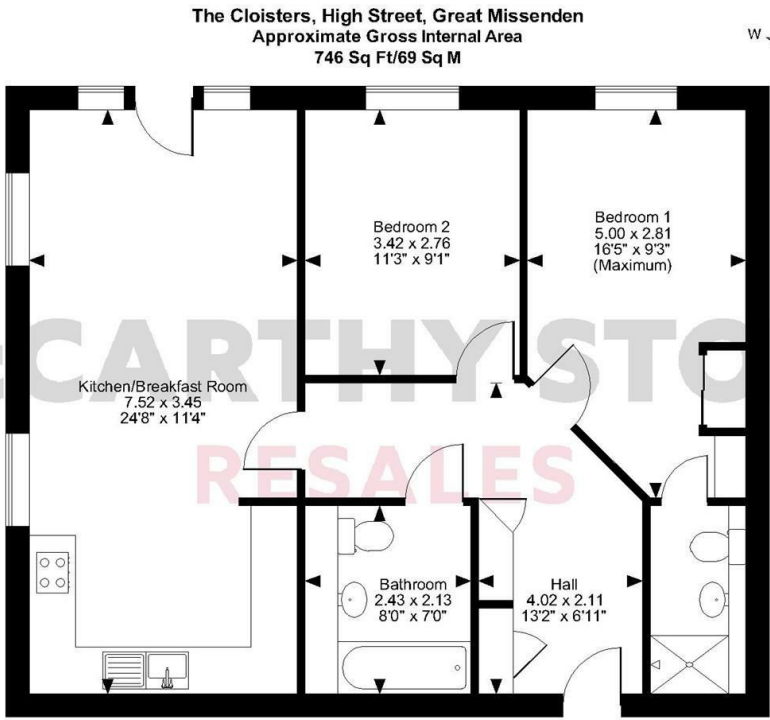


12 The Cloisters

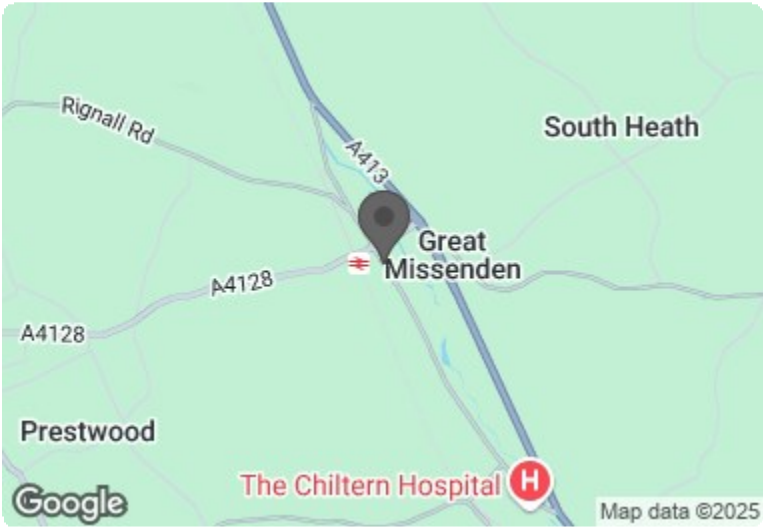
High Street, Great Missenden, HP16 0BB

PRICE
REDUCED



First Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8595907/NJD

Council Tax Band: C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



PRICE REDUCTION

Asking price £499,950 Leasehold

A beautifully bright and modern two bedroom, corner retirement apartment situated on the first floor.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, communal lounge where SOCIAL EVENTS take place. ~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



The Cloisters, High Street, Great Missenden,

2 Bed | £499,950



Local Area

Great Missenden is well-known for being home to the acclaimed writer Roald Dahl, who lived in this lovely village for 36 years and was often inspired by its idiosyncratic character. His influence can be felt all over, from the Roald Dahl Museum and Story Centre to the Roald Dahl Village Trail and even a Café Twit serving Bogtrotter Cake.

This sought-after village benefits from an array of independent shops, cafes and restaurants as well as local amenities, including a post office, library, pharmacy and surgery, making it ideal for retirement living. Food lovers are well catered for with something to tickle all palates, from the popular traditional pub, The Cross Keys, to the well-regarded Asian restaurant, The Fat Buddha and much loved French bistro, La Petite Auberge – or the quirky Stamp café which offers a Sri Lankan pop up menu.

Entrance Hall

Front door with spy hole and letter box leading to the spacious hall. The secure entry system is located in the hall. Ceiling spotlights, illuminated light switches. Two walk-in storage cupboards, one with plumbing for a washing machine.. Doors leading to living room, bedrooms, wet room and guest cloakroom.

Living Room

Spacious living room benefitting from double glazed French doors leading to a Juliet balcony, as well as double glazed windows that allow the sunlight to fill the room. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two electric wall mounted radiators, raised electric sockets and fitted carpets.

Kitchen

A modern and fully fitted kitchen with a range of wall &

base units and pan drawers with a worktop over. Waist height electric oven and built in microwave. Four ring electric hob with glass splash back. Sink with mixer tap sits beneath the double glazed window with fitted blind. Integrated fridge/freezer, dishwasher. Ceiling spotlights, under-pelmet lighting and ceramic floor tiling.

Master Bedroom

Spacious double bedroom with a double glazed window. TV & telephone points, ceiling light, raised electric sockets and fitted carpets. Mirror fronted wardrobe providing plenty of hanging rails and shelving.

Wet Room

Fully fitted wet room with a walk in shower, low level WC, vanity unit with wash basin and cupboards beneath. Illuminated mirror, shaving point, ventilation system. Matching floor and wall tiles, chrome heated towel rail. Double glazed, frosted window. Ceiling spotlights.

Bedroom Two

Spacious room with a double glazed window. This room would also be perfect for use as a dining room or study. Ceiling light, raised electric sockets and fitted carpets.

Bathroom

Low level bath with grab rails, WC, vanity unit with hand basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail. Double glazed, frosted window.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £7,182.73 for financial year ending 28/02/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

****Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs. (Often offset by Government Entitlements e.g., Attendance Allowance £3,500-£5,200).

Lease Information

Ground rent: £495 per annum
Ground rent review: 1st Jan 2036
Lease: 999 Years from 1st Jan 2021

Additional Services

- ** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living costs.
- ** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

