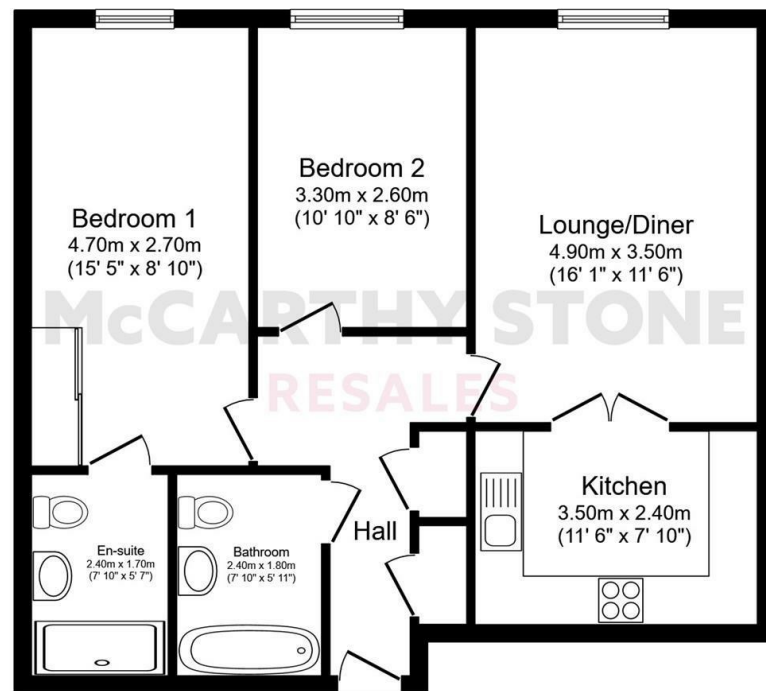


# McCARTHY STONE RESALES

## 1 THE CLOISTERS

HIGH STREET, GREAT MISSENDEN, HP16 0BB



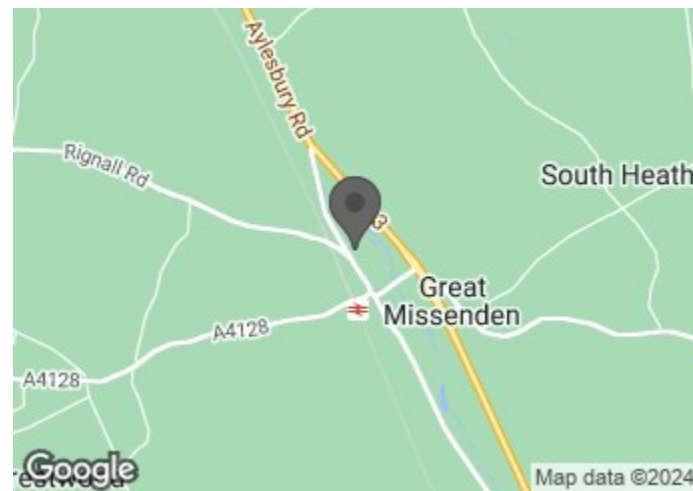
Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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STUNNING ground floor retirement apartment benefiting from two generous sized bedrooms, MODERN KITCHEN with built in appliances, WET ROOM and GUEST CLOAKROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place. ~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

**PRICE REDUCTION**

**ASKING PRICE £510,500 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# THE CLOISTERS, HIGH STREET, GREAT

# 2 BEDROOMS £510,500

## 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 a double glazed window with a second window with views of the High Street. TV and telephone points, Sky/Sky Q connection points. Two ceiling lights, two electric wall mounted radiators, raised electric sockets and fitted carpets. Door leading to a separate kitchen.

## 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. Walk-in wardrobe providing plenty of hanging rails and shelving.

## WET ROOM

Fully fitted wet room with a shower and curtain. 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.

## GUEST CLOAKROOM

Partially tiled cloakroom comprising of 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 £7,458.72 for the financial year ending 28/02/2025. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the 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 date: 1st Jan 2033  
Lease length: 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

