



3 Prestwood Place, Pepys Drive, Prestwood, Buckinghamshire, HP16 0NQ

A two bedroom, first floor flat in a modern, purpose-built block in the centre of Prestwood village ideal located for the village amenities. Presented in good order and with the benefit of a garage in an adjacent block. No Onward Chain

Communal entrance | Hallway | Sitting room | Dining Room | Kitchen | Family bathroom | Two double bedrooms | Garage in adjacent block

The development is set back from the road, shielded by trees and with a grassed area around the property which is interspersed with trees and shrubs to soften the appearance and give privacy. Entry to the block is via the spacious communal entrance hall with this flat being on the first (top) floor. The whole property is well presented with neutral decoration and carpets offering a blank canvas for purchasers to work with.

The front door opens into the hallway which has two storage cupboards, with the sitting room on the right with a large, south-facing window to one side ensuring the room is flooded with light. A broad opening leads through to the dining room with a window overlooking the rear and a door into the kitchen, again with a window to the rear.

The kitchen is fitted with a range of fresh, white units with a fitted gas hob, with extractor and fan oven. There is space and plumbing for a washing machine and space for a fridge freezer.

A second door from the kitchen leads into the bedroom corridor. The bathroom is adjacent to the kitchen and also has a rear aspect window. The bathroom is fitted with a modern, white suite comprising of bath (with shower over), basin and W.C. There are two, double bedrooms both with fitted wardrobes which are side aspect.

Outside, there is a garage in a separate block.

Price... £325,000 *Leasehold (Share of Freehold)*



LOCATION

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. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

DIRECTIONS

From our offices in Prestwood proceed along Wycombe Road and turn left into Pepys Drive. The apartment is located on the right hand side.

Additional Information

Council Tax Band D

EPC Rating C

School Catchment

Prestwood Infant & Junior Schools

Upper School/All ability; The Misbourne School Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School

Girls' Grammar; Dr Challoner's High and Aylesbury High

Mixed Grammar; Chesham Grammar and Sir Henry Floyd

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

Lease Information

The property is offered with a 999 year Share of Freehold lease dating from 29th September 1975 and managed by Trowprest Management Company Ltd. Annual service charge circa £1000

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.



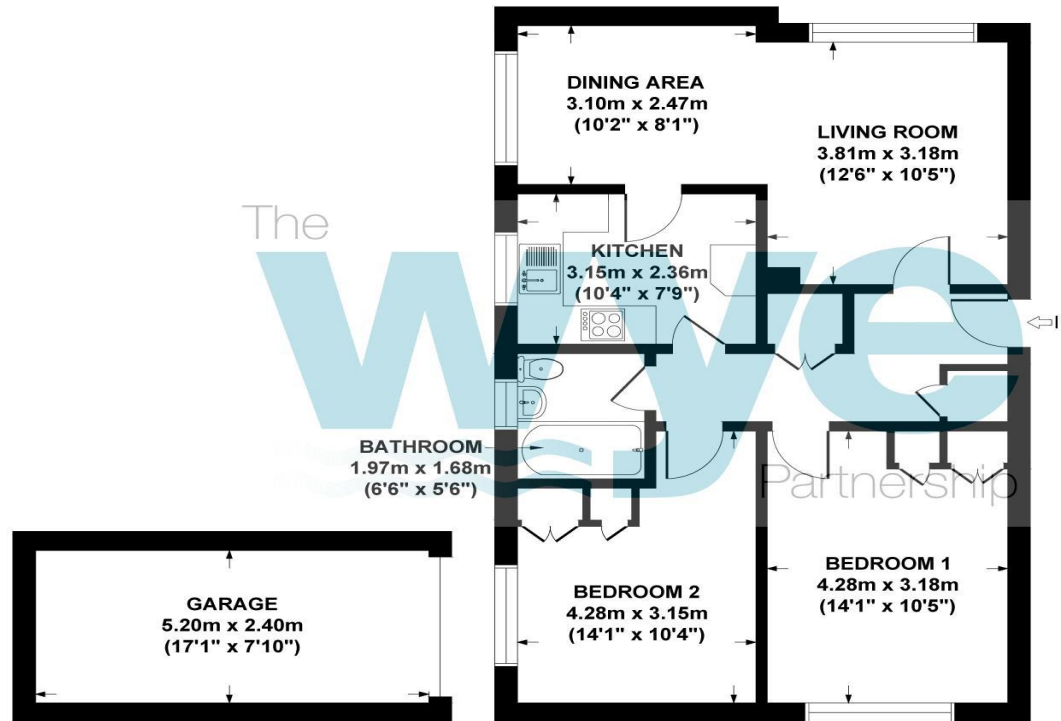
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Approximate Gross Internal Area

House = 68.2 sq m / 734 sq ft

Garage = 12.4 sq m / 134 sq ft

Total = 80.6 sq m / 868 sq ft



GARAGE

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.

Produced For Wye Country

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The **wye** Partnership