



1 Giles Gate, Prestwood, Buckinghamshire, HP16 0PH

A well-presented, first floor, purpose-built flat on a development of similar retirement flats located in the heart of Prestwood village. There are a variety of different models of property available and this flat is one of the larger styles available. No Onward Chain

Entrance hall | Sitting room | Two bedrooms | Kitchen | Shower room | Use of communal gardens, communal lounge and conservatory | Ample non-allocated, parking.

The Giles Gate development consists of 41 flats in three separate blocks arranged around well-tended, mature gardens. First floor flats tend to be a little larger than the ground floor versions and number 1 is a unique, and larger, design than the majority.

The entrance to number 1 is most conveniently positioned for the shops and local amenities. The front door opens into a small entrance hall with a recently installed stairlift giving easy access to the first floor.

The second bedroom is straight ahead and overlooking the communal gardens.

The sitting room is next to the bedroom with a similar view from the windows, and the window-seat. The sitting room is well proportioned and lends itself to a variety of furniture-placement combinations.

A door in the corner of the sitting room leads into the kitchen which has been refitted with a range of clean, white units and dark worksurfaces with an integrated fan oven and hob with extractor. There is space and plumbing for a washing machine and a slimline dishwasher plus space for a tall fridge-freezer. The kitchen window looks out on the side of the development.

The bathroom has been refitted with a large walk in shower, vanity unit and W.C. The square, white, wall tiles mean the bathroom is light and bright.

The main bedroom is a good size and is rear-facing with built in wardrobes.

Residents at Giles Gate benefit from the presence of an on-site house manager who works 9-5 during the week and who is available to help residents with day to day matters (but not any personal care). There is a communal lounge and conservatory where residents meet for informal gatherings and some organised activities. In the summer, residents gather on the patio, under the sunshade. There is ample, unallocated parking on the development available for both residents and visitors.

Price... £290,000 *Freehold*



LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops: a butcher, Post office, chemist, florist and two small supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years.

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.

DIRECTIONS

From our office in Prestwood turn right off the High Street into Honor End Lane and first left into Clarendon Road. The entrance to the Gilles Gate car park will be short distance along on the left.

Lease

Lease; The flat is held on the remainder of a 99 year lease from 1989

Service Charges for 2023/24 are £3029 pa (£252.75 pcm) which covers Buildings insurance, maintenance for the outside of the building, grounds, benefit of the conservatory meeting room and carpark, plus the services of an on-site House Manager

Ground Rent £50 pa

Additional information

EPC band: C

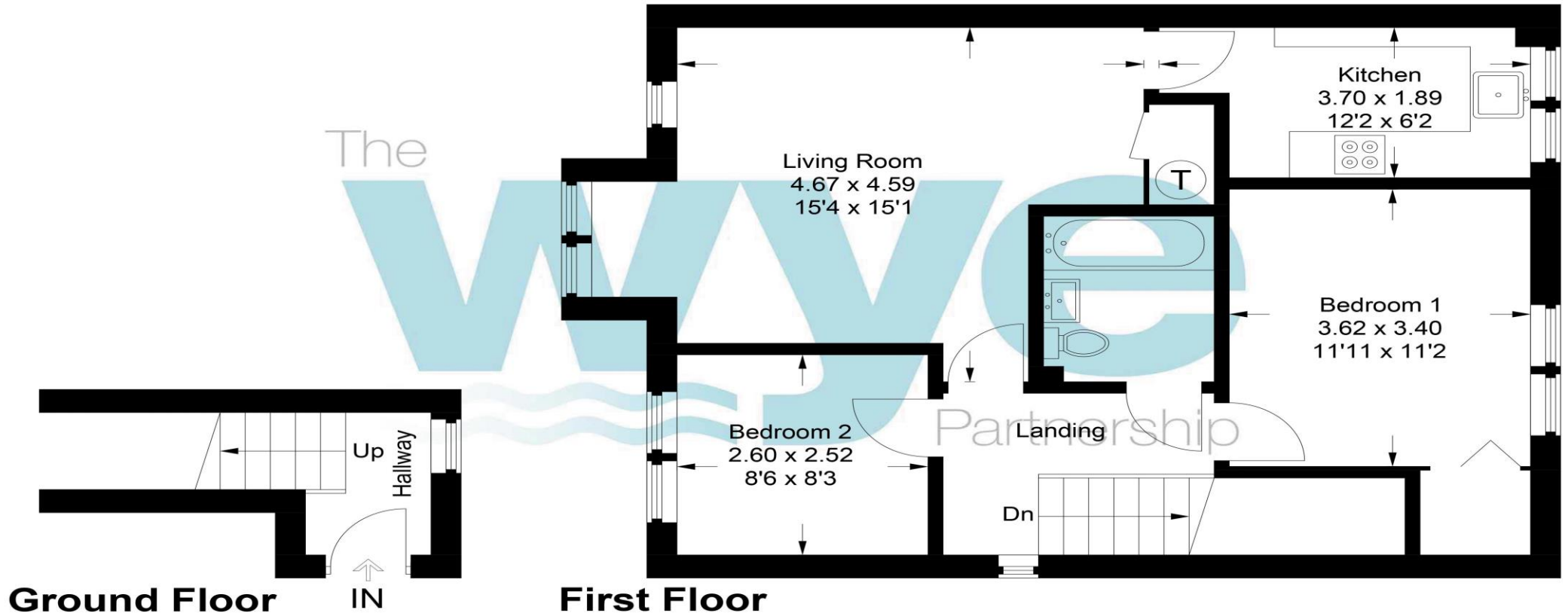
Council tax band: D

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.



1 Giles Gate

Approximate Gross Internal Area
Ground Floor = 3.4 sq m / 36 sq ft
Floor 1 = 59.5 sq m / 640 sq ft
Total = 62.9 sq m / 676 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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The **wye** Partnership