



Flat 4, The Old Red Lion, High Street, Great Missenden, Buckinghamshire, HP16 0AU

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*Flat 4 is one of just nine apartments that was an imaginative conversion of a former, character-filled, public house. The apartment balances high ceilings and period features with modern convenience and is now a charming, quirky, one bedroom apartment in the heart of beautiful Great Missenden village. No Onward Chain*

Communal entrance | Hallway | Living room | Kitchen | Bedroom | Bathroom  
| Gated parking for one vehicle

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Entry to this small, exclusive, development is via a discreet secure door facing Great Missenden High Street. This leads into a smart shared entrance hall where stairs lead up to number 4.

The front door opens into a hallway with coats' storage and from there opens into a large impressive sitting room with a vaulted, beamed, ceiling which overlooks the High Street. The adjacent kitchen has been fitted with a quality range of light grey, Shaker-style units with sparkling quartz work tops, a built-under sink and Bosch appliances including an integrated dishwasher, washing machine, oven, fridge-freezer and electric hob.

The impressive, beamed and vaulted, bedroom and bathroom are both off the living room. The bathroom is fitted with a white suite comprising of bath, with an overhead shower and glass screen, W.C. and basin.

There is gated parking at the rear of the building for one vehicle. The position in the middle of historic Great Missenden is convenient for the Main Line train station, restaurants and supermarkets.

**Price... £325,000** *Freehold*





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## LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old High Street. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

## DIRECTIONS

From our Great Missenden Office follow the High Street and the property can be found half way along on the right hand side.

## ADDITIONAL INFORMATION

Council Tax Band B

EPC Band D

## LEASE INFORMATION

Term: Remainder of 250 year lease from Dec 2021

Ground rent: 0.1% of the purchase price (currently £322). It is not expected to rise before 2031.

Maintenance: The annual maintenance/service charge is £1715 for 2024 ( Each year has seen a rebate.(2023 rebate was £227.56). Leaseholders are liable for one ninth or 11.11% of the overall maintenance budget.

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

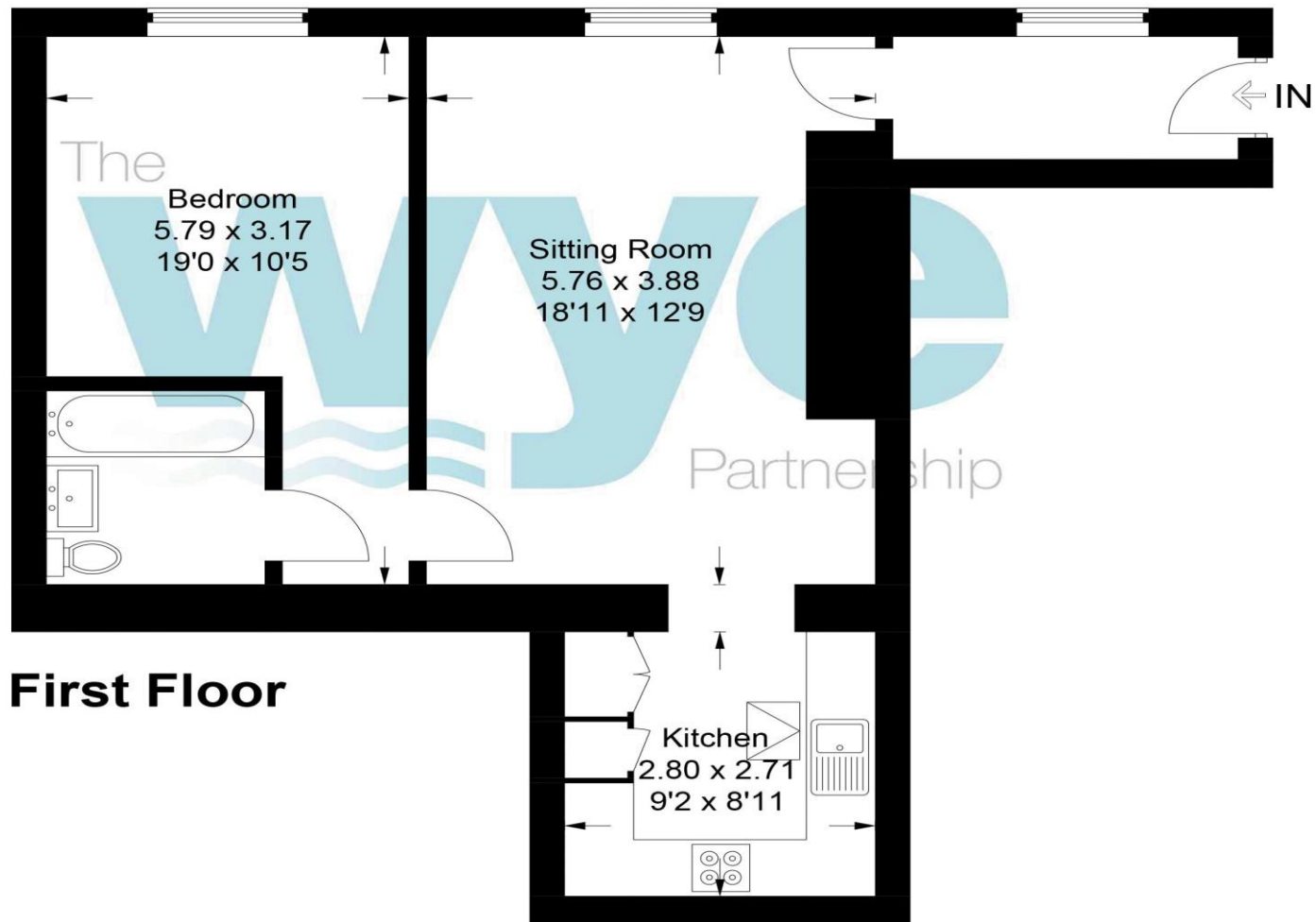
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Flat 4, The Old Red Lion

Approximate Gross Internal Area  
54.9 sq m / 591 sq ft



**First Floor**

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