

8 Burnetts Court, Lodge Lane, Prestwood, Buckinghamshire, HP16 0SR

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*A well-presented and contemporary, purpose-built, first floor flat located on the edges on the village overlooking farmland. The flat has the remainder of a 999 year lease and allocated parking.*

*No Onward Chain*

Shared entrance hall | Hall | Bedroom with fitted wardrobes | Refitted bathroom | Refitted kitchen | Double aspect sitting room | Allocated parking space

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Burnetts Court is a development of twelve flats divided into three blocks. Flat 8 is a first floor flat accessed via a steel staircase leading to the entrance hall for this flat and the neighbouring one.

The front door leads into the hall which has a generous cupboard containing the pressurised hot water cylinder with storage above.

The bedroom is on the left with built in wardrobes and a window overlooking the side.

The bathroom has been refitted with a panel enclosed bath, contemporary vanity unit and W.C with tiled walls and a heated towel radiator.

The living room/kitchen is double aspect. The kitchen has been refitted with a range of white, gloss units with tiled splash-backs. There is an integrated washer/dryer, slot-in electric cooker and under counter fridge/freezer.

The property is heated with electric, thermostatically controlled radiators. Outside, the flat is in the middle block with the gardens to three sides.

There is an enclosed, communal bin area adjacent to the car park where there is one, allocated parking space.

**Price... £179,950**

*Freehold*

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## 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. For secondary education see further information below. 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 follow the Wycombe Road towards Great Kingshill. After about half a mile you will pass Wren Davis dairy on your right. Take the next turning left into Lodge Lane and the flats will be immediately on the right indicated by a Wye For Sale board.

## ADDITIONAL INFORMATION

Council tax band B  
EPC band E

## LEASE INFORMATION

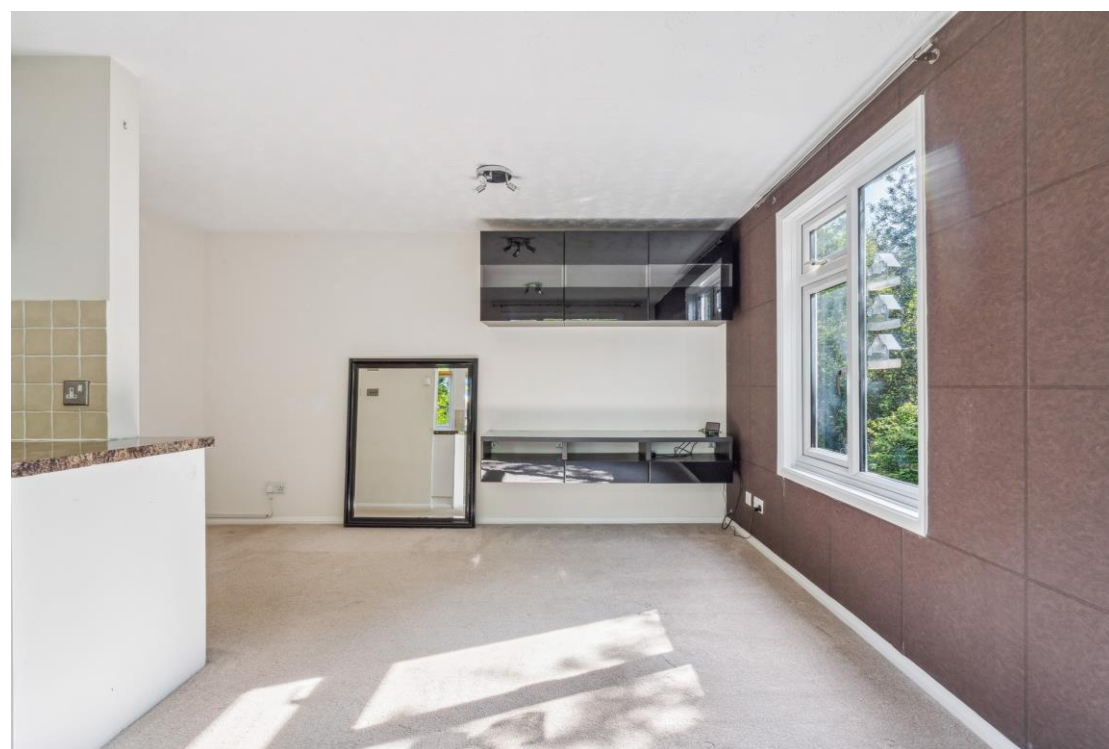
The lease is 992 years (999 from 1987)  
The service charge of £116.46pcm covers building insurance, exterior maintenance, gardening, repairs, improvements, electrical costs for the communal areas

## MORTGAGE

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

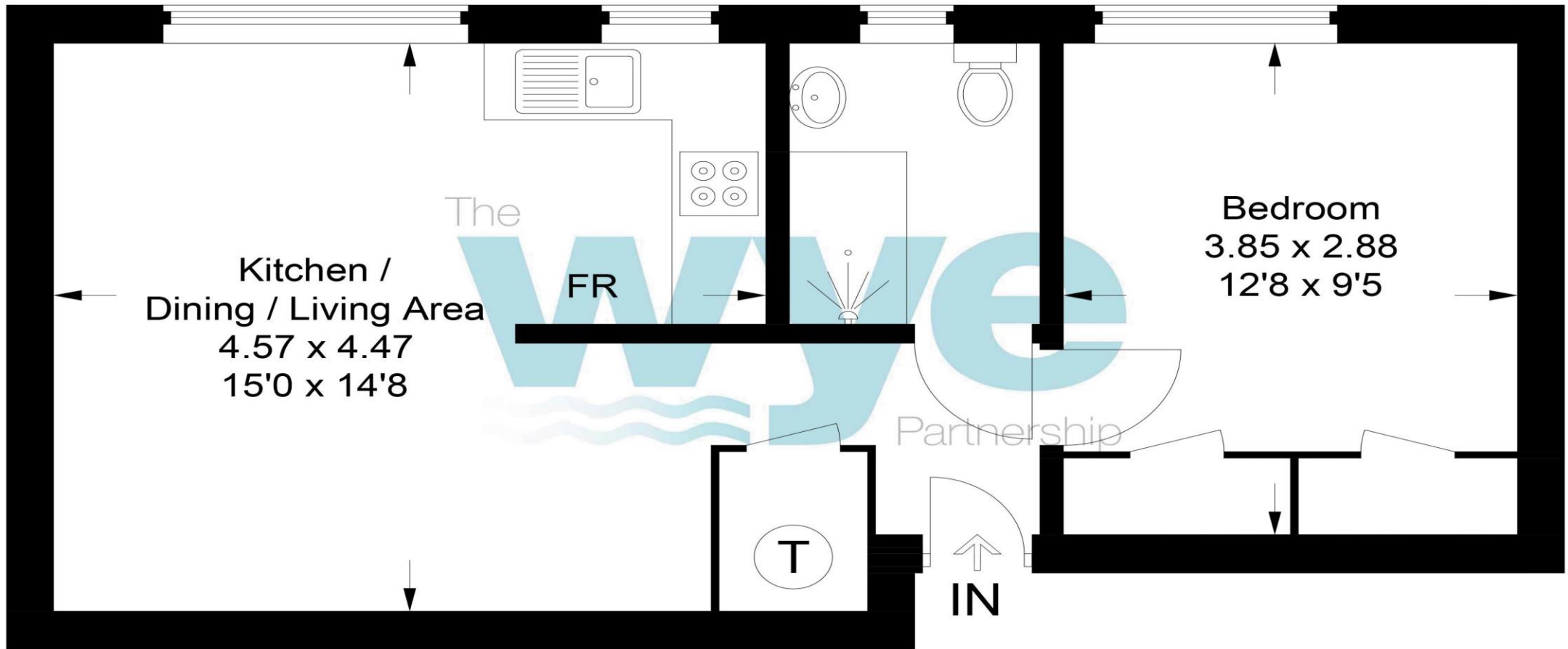
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Burnetts Court

Approximate Gross Internal Area  
39.2 sq m / 422 sq ft



## Ground 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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120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership