



Flat 6, The Old Red Lion, Great Missenden, Buckinghamshire, HP16 0AU

A magnificent, one bedroom, apartment of considerable quality nestled in the beautiful and historic village of Great Missenden. Forming part of a quality conversion in 2021, the apartment has it's own front door, private courtyard garden and stunning interior, including a wonderful 24'5 x 15'3 kitchen/dining/living room with patio doors to the walled garden.

Private Entrance | Kitchen/Dining/Living Room | Bedroom | Bathroom | Gated parking for one vehicle | Private Courtyard Garden |

The Old Red Lion, a former public house, in the heart of the beautiful and historic village of Great Missenden was converted in 2021 into a collection of high quality apartments. Flat 6 is a stunning, immaculately presented, one bedroom apartment to the rear of the building with it's own private entrance and wonderful South facing courtyard garden.

The property is accessed from the private terrace via the front door opening in to the open plan kitchen/diner/living room. The finish is extremely high end with solid oak flooring running throughout this area. The kitchen has a range of grey wall and floor mounted units with granite work tops and Bosch integrated appliances including dishwasher, oven, washing machine and fridge/freezer. The open plan area has ample space for both a dining and living area, with one end enjoying two ceiling windows and double patio doors to the private courtyard, flooding the room with natural light.

The sumptuous double bedroom enjoys a rear aspect and benefits from a storage cupboard housing the boiler. Off the bedroom is a luxurious bathroom with floor and wall porcelain tiling, adding that touch of quality and offers a four piece bathroom suite including a bath, concealed cistern wc, vanity hand wash basin, heated chrome towel rail and double walk-in shower with both hand held and rain effect shower attachments. T

he apartment uniquely benefits from a private walled courtyard garden. This South facing, generous, space provides a perfect, tranquil, area for entertaining and al-fresco dining. Conveniently, the gated par park can be easily accessed from the garden.

Price... £340,000 Leasehold



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. The entrance to Flat 6 is to the rear of the building

ADDITIONAL INFORMATION

Council Tax Band C
EPC Band C

LEASE INFORMATION

Term Remainder of 250 year lease from Dec 2021 Ground rent: Nil 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

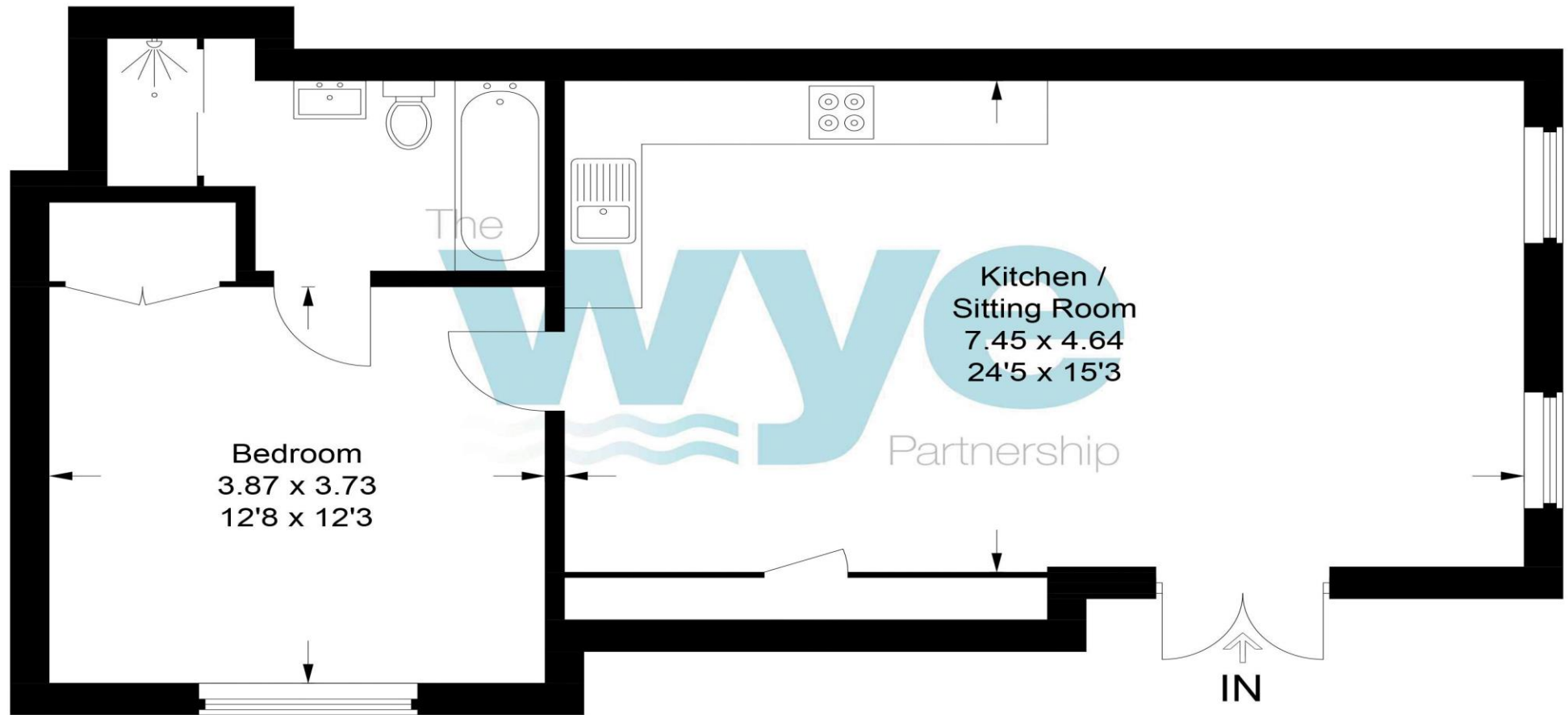
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Approximate Gross Internal Area = 59.0 sq m / 635 sq ft



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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The **wye** Partnership