



Flat 3 The Old Red Lion, Great Missenden, Buckinghamshire, HP16 0AU

Flat 3 forms part of this skillful conversion of just 9 apartments in the former public house, The Old Red Lion. From the modern, welcoming communal entrance, to the generous, immaculate interior, the apartment would make a perfect first or investment purchase. Located in the heart of the beautiful, historic, village of Great Missenden with its array of amenities, restaurants, public houses and main line rail link into London, Marylebone.

Communal Entrance Lobby | Hallway | Entrance Hallway | Bathroom | Bedroom | Kitchen/Dining/Living Room | Balcony | Gated Parking Space |

Located in the heart of the beautiful and historic village of Great Missenden, is this immaculate, high specification, one bedroom apartment. Formally a public house, The Old Red Lion is a skillful conversion of just 9 apartments with gated private parking to the rear and smart communal entrance with entry video phone system.

Flat 3, on the first floor, blends character features with a sleek and modern interior. The front door to the apartment leads to an initial hallway with solid oak flooring running through to the bedroom and living accommodation.

To the right is a high specification, fully tiled, bathroom comprising a walk-in-shower, vanity hand wash basin, concealed cistern wc and heated chrome towel rail. The generous double bedroom enjoys a front aspect, with modern double glazed sash window and pleasant view of the historic high street. Some original beams are exposed in a feature wall to add to the historic charm.

The large triple aspect living accommodation is flooded with natural light from the sash window to the front, eye level side window and patio doors. The high specification, fully integrated, kitchen provides modern appliances and a range of floor and wall mounted units. Ample space remains for a separate dining table and 'zoned' living area.

Unusually for a village centre apartment, there is a good size balcony accessed via patio doors from the open plan accommodation, providing a private area for al-fresco dining and entertaining. The balcony enjoys pleasant roof-top views and is South facing.

Price... £350,000 *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.

ADDITIONAL INFORMATION

Council Tax Band D
EPC Band C

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

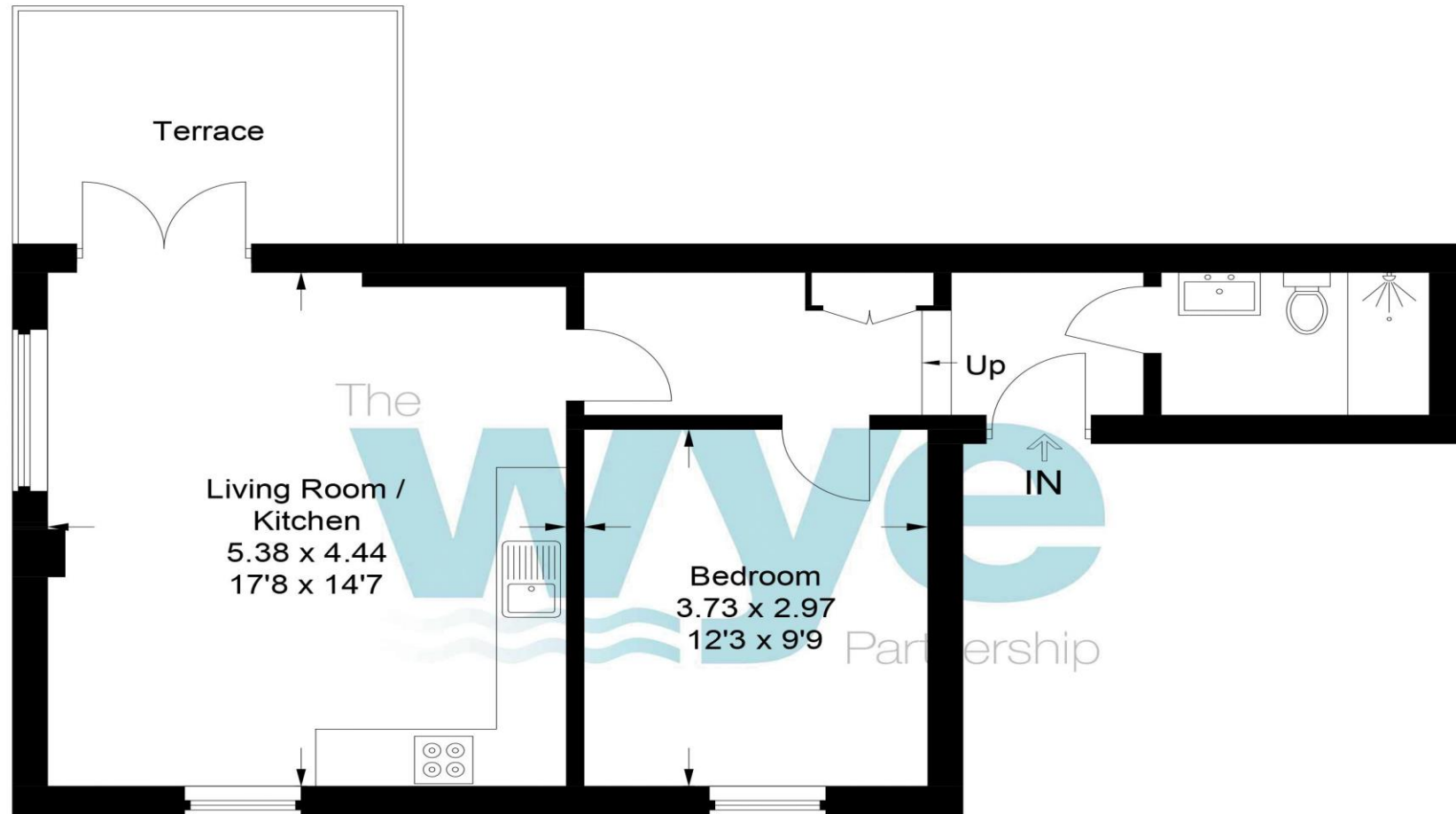
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3 Old Red Lion

Approximate Gross Internal Area = 47.6 sq m / 512 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