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ESTATE AGENTS

Hughenden Gardens Village | Monthly Rental Of £1,528.37



## Features

- Unrivalled Over 55's Living
- Balcony
- Disabled Access
- Modern Fitted Kitchen
- Multitude of On-Site Facilities
- Level Walk to Town Centre

With the price inclusive of utilities, facility and amenity charges (see below) the innovative Hughenden Gardens Village brings an exciting change to retirement living for the over 55's with a wide range of amenities and facilities on site. The town centre is within level walking distance, and countryside walks at the nearby National Trust property, Hughenden Manor. The rental cost includes the accommodation (£822.86 pcm), village facilities (£412.32 pcm - available for housing benefit), utilities charge (£173.33 pcm), village amenities (£119.86 pcm - not available for housing benefit). Residents are responsible for Council tax, contents insurance,

telephone, TV license, digital TV. There are additional on-site charges for care charges (if needed) and for use of some of the facilities such as the gym, hair salon and others. More details are available on request. Finished to a high specification and thoughtfully designed to make life as comfortable, enjoyable and easy as possible, the apartment is spacious with a balcony, offering fitted kitchen with high quality units including a fully fitted electric oven with electric hob, extractor fan, fridge freezer and a washer dryer. The living room is well proportioned providing connection points for both satellite and terrestrial TV, radio, phone, broadband and a



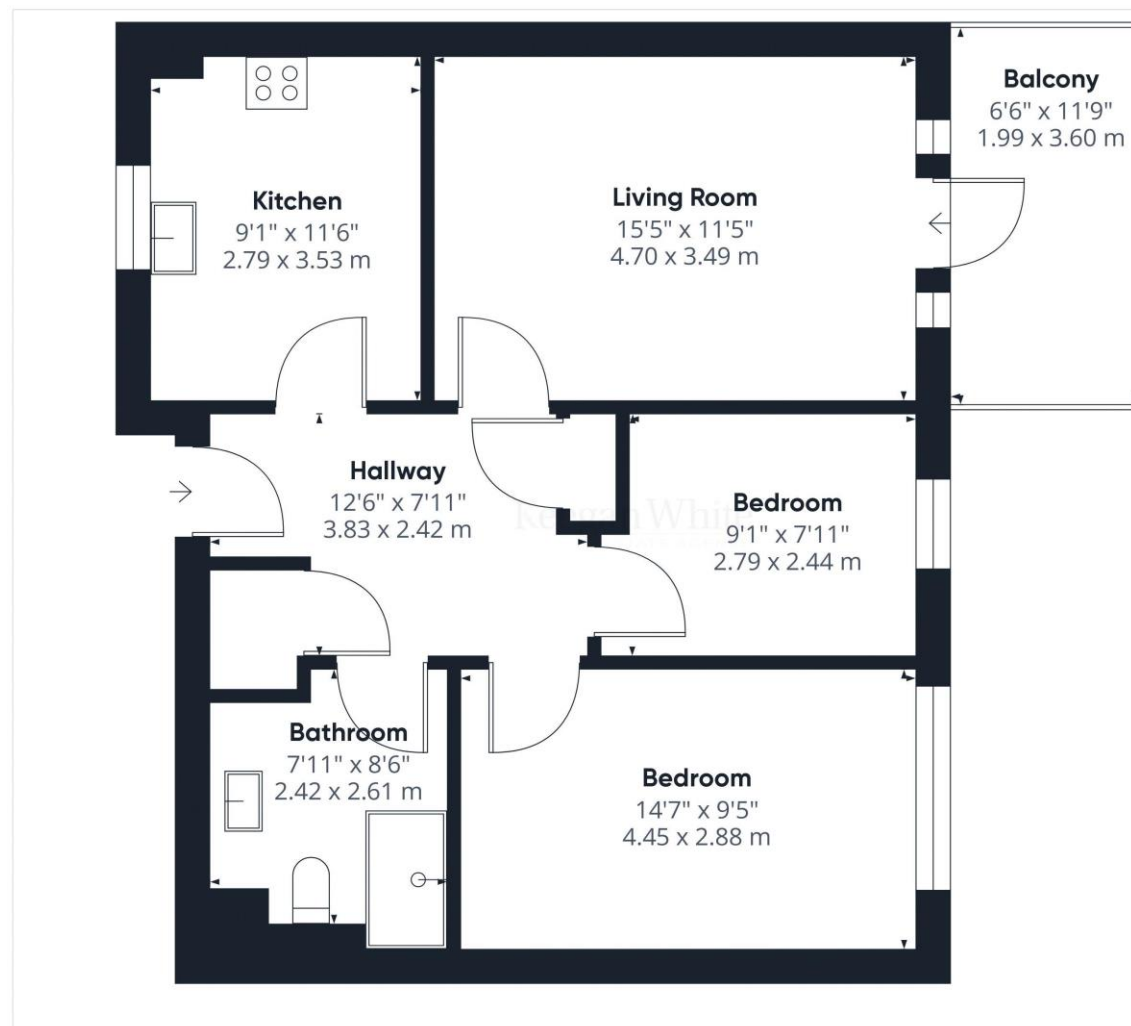
link to the Village's closed circuit TV, with twin doors that open onto the balcony. The master bedroom is well proportioned with phone and TV points, and the second bedroom has window to rear aspect. The shower room is contemporary with wash handbasin, WC and a walk-in shower; this is complete with slip resistant, self-draining floors, and 180 degree opening doors for easy access. Additional features include easy-to-reach switches and fittings, emergency lighting in the event of power failure, and low level, individually controlled, low surface temperature radiators.

offer a wide range of on-site facilities and activities. These include: a main reception & main street shop, bistro & bar, residents lounge, library, IT suite, wellness suite, hair salon, beauty salon, hobby room, games room, fitness suite (gym), laundry & launderette, internal lifts to all floors, greenhouse and a landscaped piazza. There are care facilities, should you need it now or at any time in the future, can be tailored to meet your needs, and delivered in the comfort of your own home by the Charity professional on-site team.

Hughenden Gardens is within easy walking distance of High Wycombe town centre. As well as easy access to the town itself, the Village will

Additional Information:  
Energy Performance Rating: B (82)





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Approximate total area<sup>(1)</sup>  
680.01 ft<sup>2</sup>  
63.17 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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