



6 Giles Gate

Prestwood, Great Missenden

- Two bedroom, ground floor flat, presented in lovely condition, situated in a purpose-built retirement complex in the heart of Prestwood village.
- Refitted kitchen including Neff "Hide&Slide oven", Bosch dishwasher and Bosch washer/dryer.
- Sitting room with door to lovely, mature communal gardens.
- Ideally positioned on development for easy access to communal facilities, development car park, shops and local amenities.
- No Onward Chain.

Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns, such as High Wycombe, Amersham and Chesham, within 5 miles.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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A two bedroom, ground floor flat in excellent condition in a purpose-built development of 41 age-restricted flats in the heart of the village. No Onward Chain

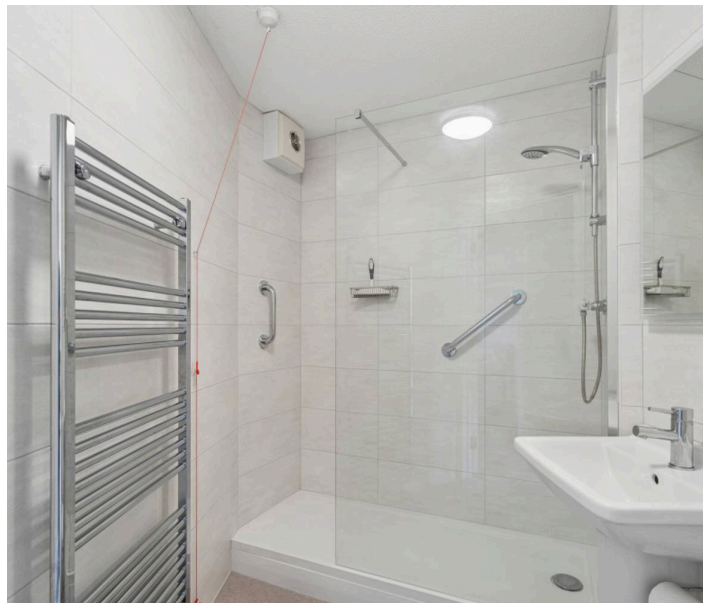
Conveniently positioned on the north side of the development, the apartment benefits from both front and rear access, with a door from the sitting room opening onto the communal gardens and, from the front door, providing easy access to the footpaths around the development, car park and village centre.

The property has been recently updated and features a modern fitted Howdens kitchen with integrated Neff appliances, a Bosch slimline dishwasher and a Bosch washer/dryer. The contemporary shower room includes a walk-in shower, heated towel rail, illuminated mirror, W.C. and wash hand basin.

There are two bedrooms, both with fitted wardrobes, while the sitting room benefits from built-in storage. A modern combi boiler has also been installed.

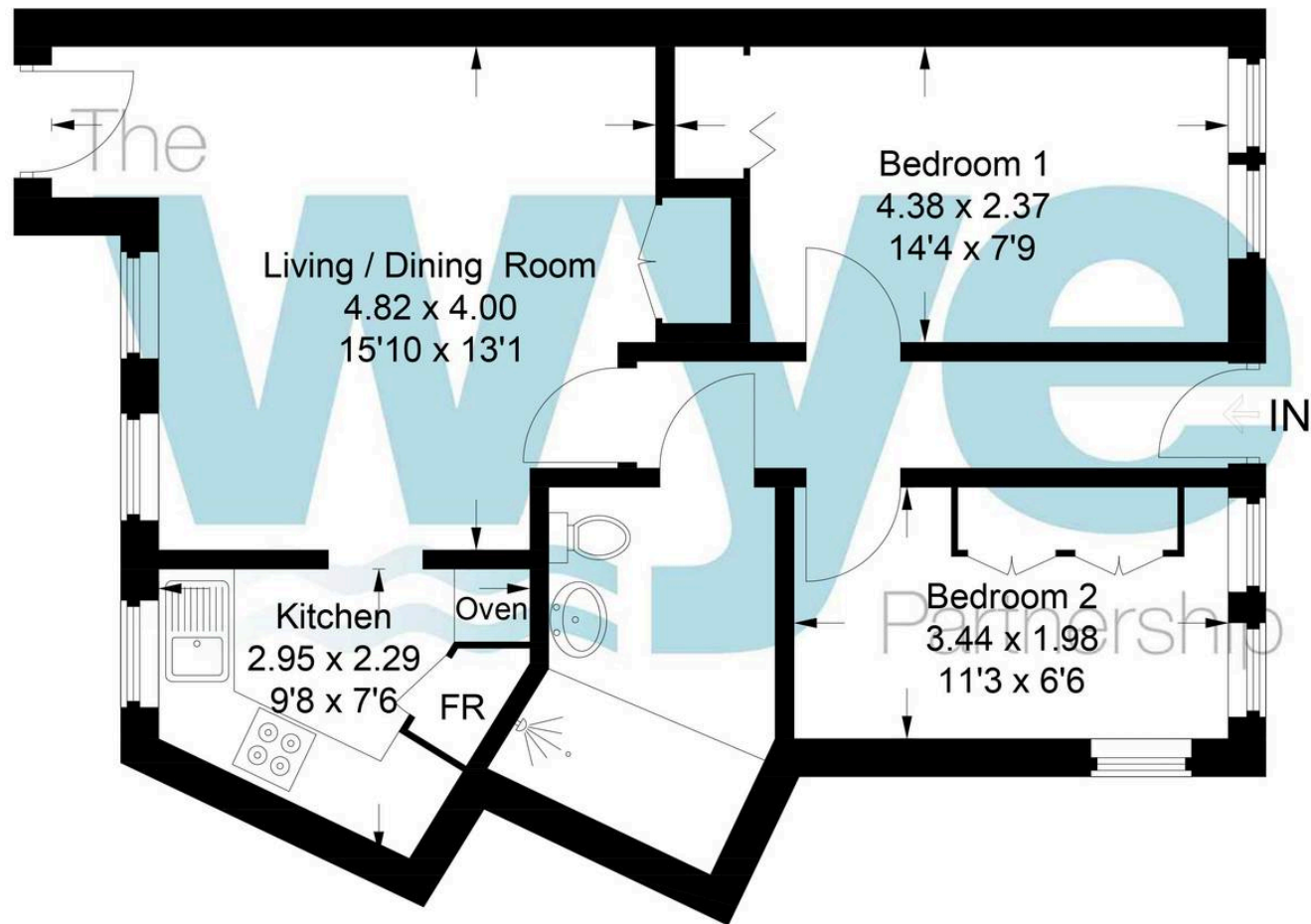
The apartment is presented in excellent decorative order and is ready to move into.

Residents have use of attractive communal gardens, ample unallocated parking for residents and visitors, a communal lounge and conservatory, and the support of an on-site house manager during weekdays. Please note that care services are not provided.



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Approximate Gross Internal Area = 50.7 sq m / 546 sq ft



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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