



## 22 Giles Gate

Prestwood, Great Missenden

- Well-presented, first floor, two bedroom retirement apartment with stair lift in centre of village
- Ample parking in private car park
- Well proportioned master bedroom with recently fitted wardrobes
- Resident House Manager on site and emergency pull cords for peace of mind
- Development set in lovely, mature gardens and with benefit of communal lounge/conservatory

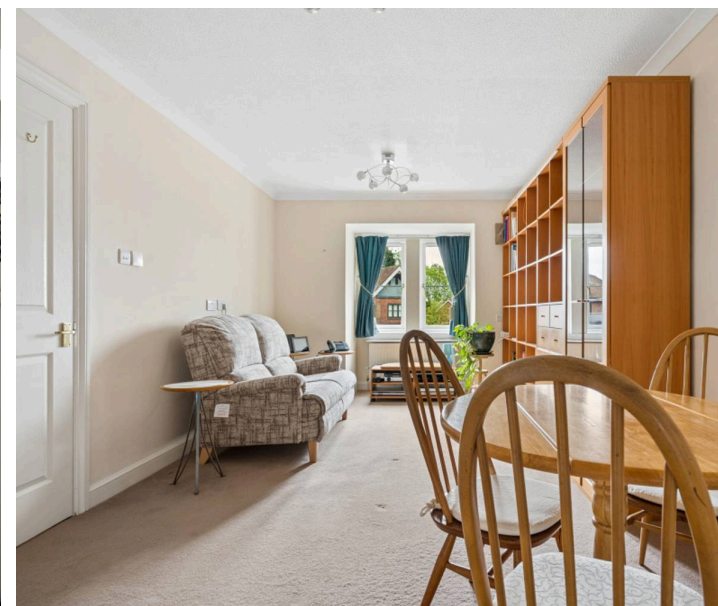
Prestwood village centre has a good range of facilities, including a variety of local shops, doctors' and dental surgeries. Nearby Great Missenden has a main line rail link into Central London via the Chiltern Line. There are larger towns, such as High Wycombe, Amersham and Chesham, within 5 miles.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



## 22 Giles Gate

Prestwood, Great Missenden

A well presented, two bedroom, first floor flat in a purpose-built development in the heart of the village. No Onward Chain

22 Giles Gate is a well-presented, first-floor, retirement apartment with two bedrooms and a stair lift. The property has been recently redecorated and recarpeted throughout.

The front-facing living room leads into the kitchen, which is fitted with an induction hob, Bosch oven, Bosch washing machine and tall fridge-freezer.

The main bedroom includes newly fitted wardrobes, while the second front-facing bedroom is currently used as a study.

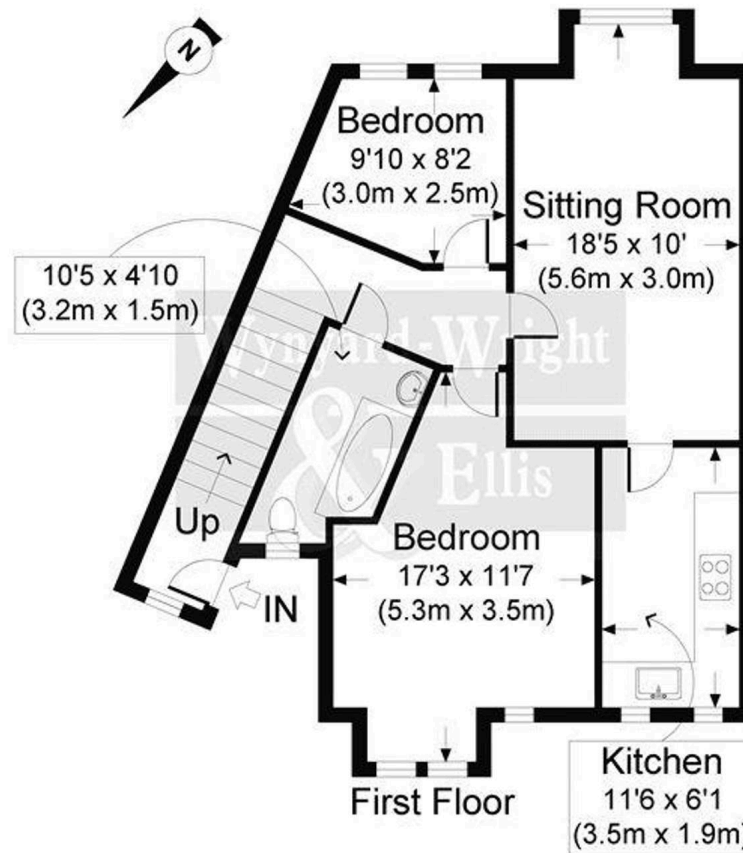
The bathroom is fitted with a white suite comprising of vanity unit, W.C. and double shower enclosure with Aqualisa shower.

The apartment has gas central heating and double glazing throughout. Residents can enjoy independent living within a secure development, with an on-site manager during the day and emergency pull cords in each apartment.

Conveniently located opposite village shops and on the High Wycombe and Great Missenden bus route, the development also has ample resident and visitor parking to the rear.



## FLOORPLAN



GILES GATE, HP16 0PH

APPROX. GROSS INTERNAL FLOOR AREA 613 SQ FT / 57 SQ M.

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## The Wye Partnership Prestwood

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