





# Flat 3

## The Old Red Lion, Great Missenden

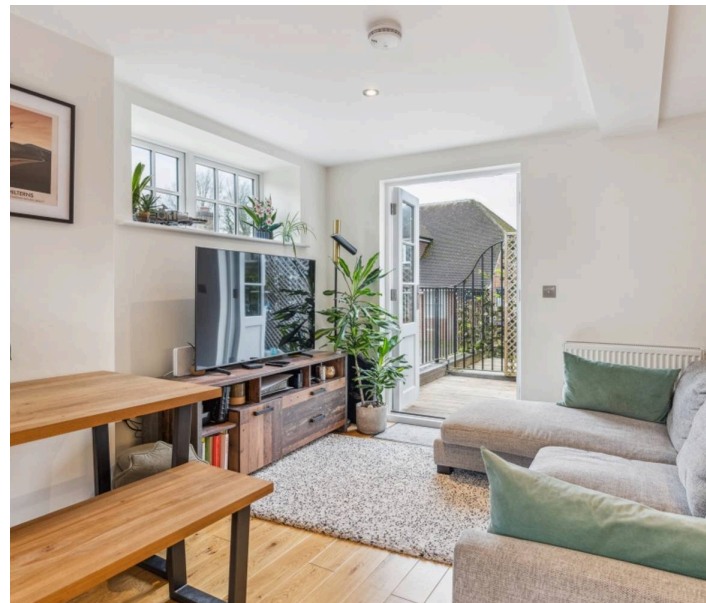
- Private, South facing balcony
- Walking distance to mainline railway station into London Marylebone
- Communal, video phone entrance and gated private parking space
- High specification bathroom and kitchen fittings
- Stunning one bedroom flat conversion in an historic building

Great Missenden is an historic village with properties dating back over several centuries and having a lovely old High Street, with bustling cafes, restaurants, pubs and boutique shops. Located in the rolling Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are stunning walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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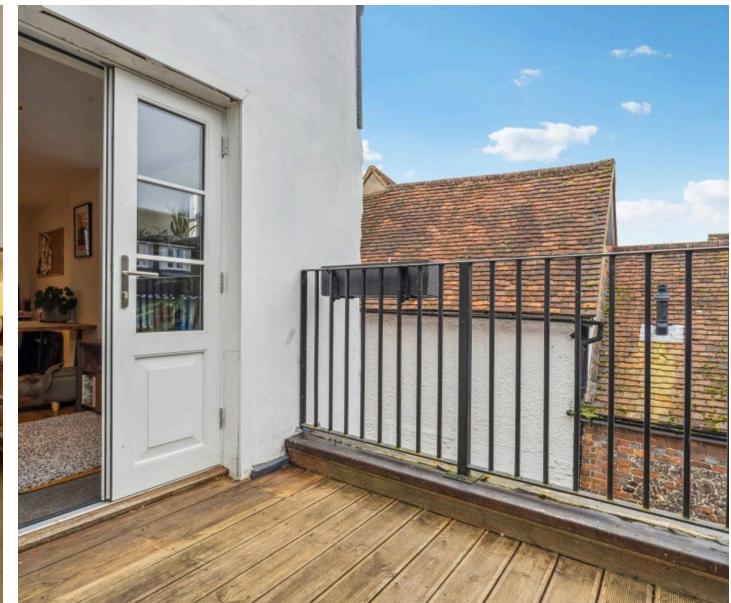
An immaculately presented, one bedroom, first floor apartment in a development of 9 similar properties converted from an old public house in the heart of the Great Missenden conservation area.

Access to the flat is through a secure communal entrance hall and via stairs to the first floor. The entrance hall, living room and bedroom are fitted with continuous oak flooring.

The triple-aspect living room is flooded with light from the sash window to the front, eye level side window and patio doors to the balcony. The quality, integrated, kitchen has modern appliances and a range of floor and wall mounted units. Ample space remains for a separate dining table and 'zoned' living area.

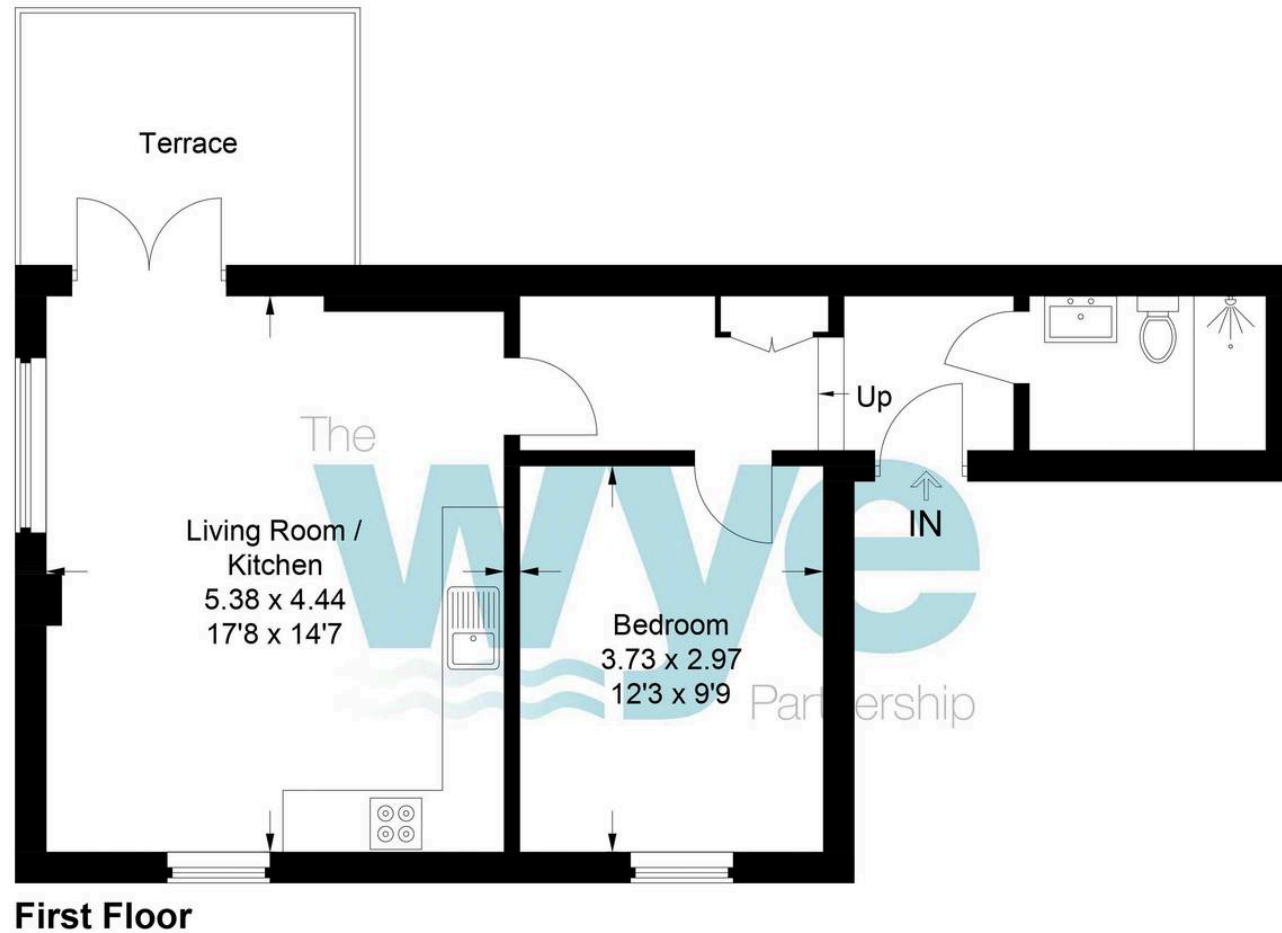
The quality fitments are repeated in the fully tiled, bathroom comprising of a walk-in-shower, vanity basin, concealed cistern W.C. and heated chrome towel rail. There is a generous, front-aspect, double bedroom fitted with a modern, double-glazed, sash window and view of the picturesque High Street. Some original beams are exposed in a feature wall to add to the historic charm.

Unusually for a village centre apartment, there is both a balcony and space in a secure car park to the rear. The balcony is accessed via patio doors from the living area, providing a private area for al-fresco dining and entertaining. The balcony overlooks the historic roof tops and is south facing.



### 3 Old Red Lion

Approximate Gross Internal Area = 47.6 sq m / 512 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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