



12 Giles Gate

Prestwood, Great Missenden

- 2 bedroom first floor flat in an age restricted development of 41 properties.
- Sunny living/dining room with adjacent kitchen
- Central village location convenient for local shops, doctor and public transport.
- Well maintained communal gardens plus communal conservatory/lounge for use of all residents.
- Services of on site house manager- Monday to Friday
- 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: D

Tenure: Leasehold Remainder of lease until 31/08/2088

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Prestwood, Great Missenden

A purpose built, first floor flat in a development age restricted flats (60+) in the heart of the village with access to communal gardens, lounge and ample car parking. No Onward Chain

The front door leads into a hallway with stairs rising to the first floor, fitted with a recently installed stairlift.

The property benefits from a refitted shower room comprising of; a concealed cistern W.C., double walk-in shower with power shower, vanity wash hand basin, and airing cupboard over the stair ingress.

Bedroom one is fitted with a range of neutral, beige-fronted wardrobes and matching chest of drawers, with natural light provided by a skylight and side aspect window. Bedroom Two enjoys a front aspect with twin windows overlooking the front.

The main living room is front aspect with a double window and feature electric fireplace, leading through to the refitted kitchen.

The kitchen has been refitted with a range of cream, satin wall and base units, ceramic hob, fan oven, integrated fridge freezer, and space and plumbing for a washing machine. Natural light is provided by an automated Velux skylight.



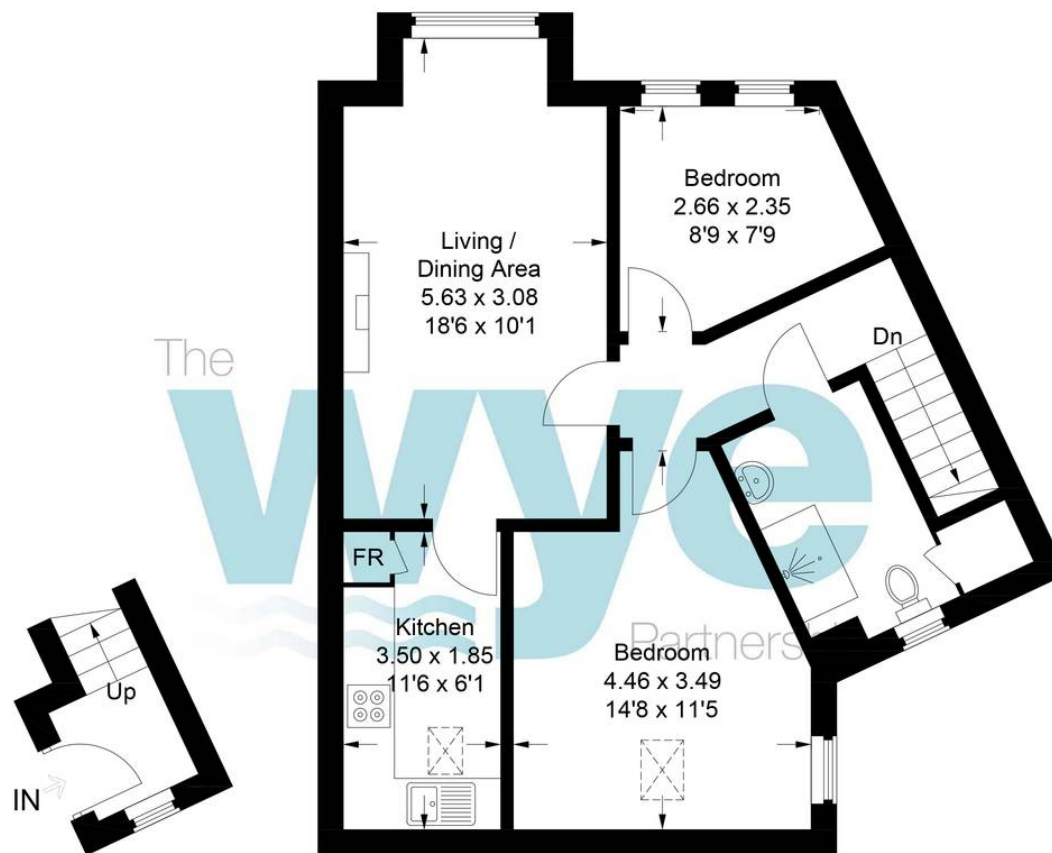
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Approximate Gross Internal Area

Ground Floor = 2.6 sq m / 28 sq ft

First Floor = 57.0 sq m / 613 sq ft

Total = 59.6 sq m / 641 sq ft



Ground Floor

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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