



28 Giles Gate

Prestwood, Great Missenden

- Immaculately presented, ground floor retirement flat in age-restricted development in the heart of Prestwood village
- Two bedrooms
- Refitted kitchen and refitted bathroom.
- Remainder of long lease - extended to 2139
- Lovely, mature communal garden and ample unallocated parking in large car park.
- Access to communal lounge and conservatory.
- Services of on-site house manager.

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: C

EPC Environmental Impact Rating: C



28 Giles Gate

Prestwood, Great Missenden

An immaculate, two bedroom, ground floor flat in well-run development of 41 flats within an age-restricted development for over 60s. No Onward Chain

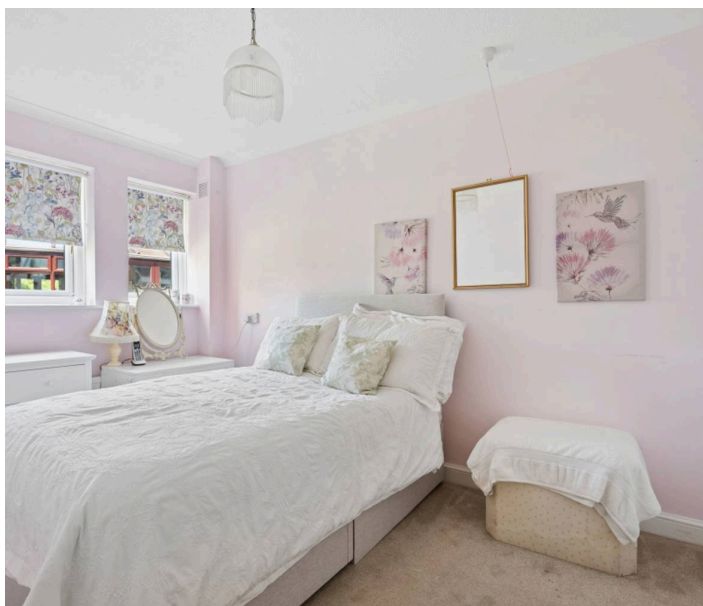
Number 28 Giles Gate enjoys a central position within the development, with easy access to the communal gardens and shared resident facilities.

This attractive apartment has been extensively updated in recent years and is presented in excellent condition throughout. Improvements include redecoration, new carpeting, a stylish modern kitchen, and a well-designed wet room, creating a home that is ready to move straight into.

Giles Gate is a development of 41 age-restricted apartments arranged across three buildings, set within attractive and well-maintained communal gardens with patio seating areas. Residents also benefit from a welcoming communal lounge and conservatory, providing excellent spaces for socialising and community activities.

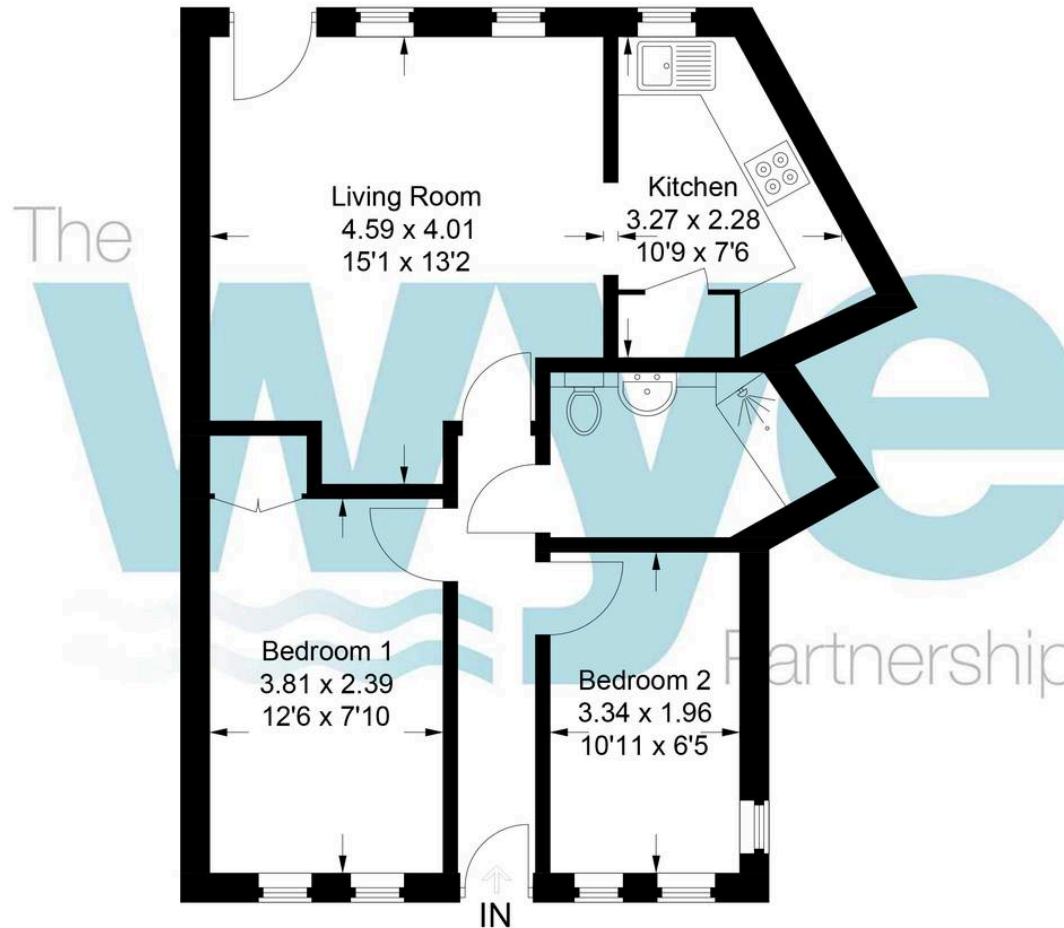
A House Manager is available on site Monday to Friday, 9am–5pm, to assist residents and oversee the smooth running of the development. Please note that care services are not provided.

The development is exceptionally well presented and benefited from significant refurbishment works in 2023. Ample unallocated parking is available for both residents and visitors. Giles Gate offers a friendly and welcoming environment, conveniently located close to local shops and community events.



28 Giles Gate Prestwood Buckinghamshire, HP16 0PH

Approximate Gross Internal Area = 47.4 sq m / 511 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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