





# Flat 6

## The Old Red Lion, Great Missenden

- Luxury conversion of Grade II Listed former public house
- Central village location ideal for the shops and mainline station
- Large living/dining room with quality kitchen.
- Large double bedroom.
- Luxuriously fitted bathroom.
- Private, walled courtyard garden
- Allocated parking space in gated car private car park.

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old High Street. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





# Flat 6

## The Old Red Lion, Great Missenden

A quality, one bedroom flat conversion, of a Grade II listed former public house, with large central living space in the heart of Great Missenden village with parking and courtyard garden

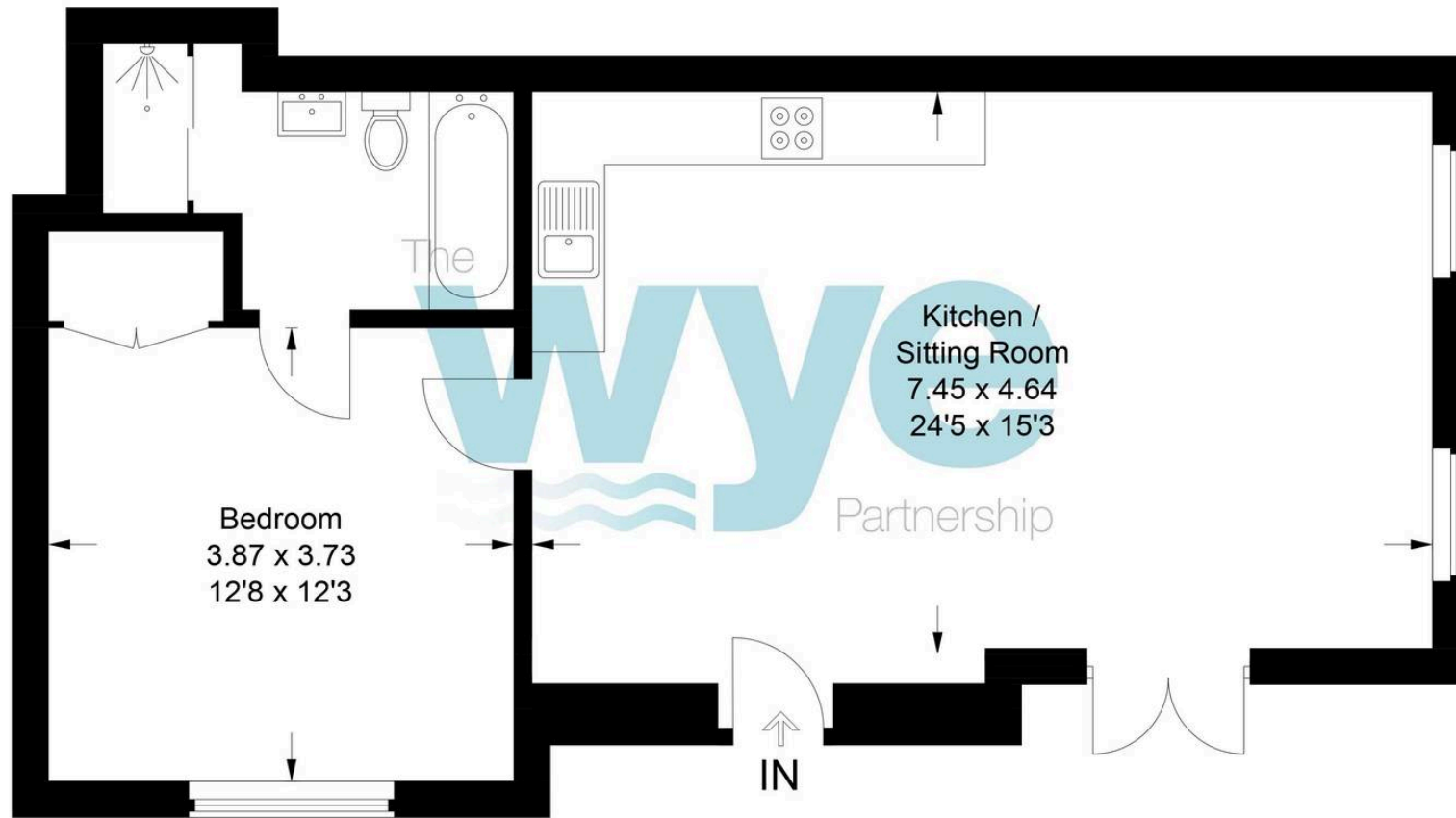
The Old Red Lion was converted in 2021 into a collection of high quality apartments in the middle of Great Missenden. Flat 6 is an immaculately presented, one bedroom apartment at the rear of the building with a private and enclosed courtyard garden.

Entry to the flat is across the courtyard and directly into the open plan kitchen/diner/living room which is fitted with oak flooring. The kitchen is fitted with grey kitchen units with granite work tops and Bosch integrated appliances including dishwasher, oven, washing machine and fridge/freezer. The open plan area has ample space for both a dining and living area, with one having roof lights and double patio doors to the courtyard, both flooding the room with natural light. The luxury, double bedroom is rear aspect and has an airing cupboard housing the boiler. Off the bedroom is a luxurious, four piece bathroom comprising of bath, back to the wall W.C. and vanity unit and double, walk-in shower and tiled walls and floor with both hand-held and rain-effect shower attachments. The apartment has a private walled courtyard garden. This generous, south-facing, space provides a perfect, tranquil, area for entertaining and al-fresco dining. Conveniently, the gated park can be easily accessed from the garden.



## Flat 6, The Old Red Lion

Approximate Gross Internal Area = 59.0 sq m / 635 sq ft



### Ground 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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## The Wye Partnership Prestwood

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