



13 Coulson Court, Prestwood - HP16 0QB
£225,000

 **TIM RUSS**
& Company



- A beautifully presented one bedroom ground floor apartment situated in a desirable location, walking distance to all amenities of Prestwood high street
- Set in a quiet backwater, yet walking distance to all transport links, with Great Missenden railway station direct link to London

Prestwood village offers an excellent range of facilities including a Doctors' and Dentists' surgeries, butchers, post office, bakery, newsagent, chemist, florist, supermarkets and Peterley Manor Farm Shop. There is also a sports centre on Honor End Lane. Schooling is well catered for in the area for children up to the age of 11 years thereafter the Amersham/Chesham Grammar School and The Royal Grammar School for boys in High Wycombe provide secondary education. Private schooling includes The Gateway in Great Missenden and Pipers Corner for girls in Great Kingshill nearby. The picturesque village of Great Missenden offers an historic High Street and a mainline station to London Marylebone (travel time approximately 35 minutes).

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

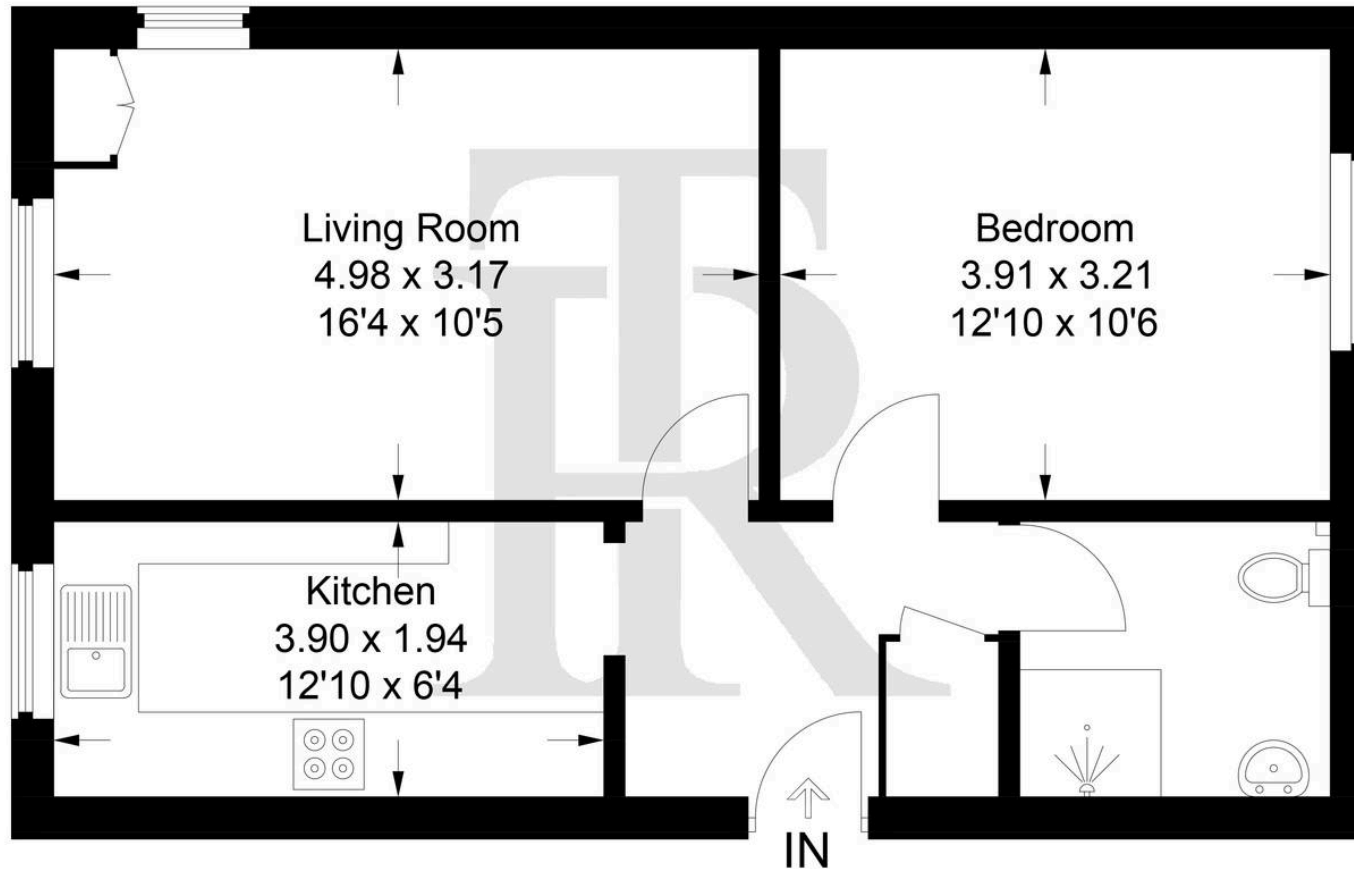


A beautifully presented one bedroom ground floor apartment, this property is ideally situated in a quiet backwater within walking distance to the many amenities of Prestwood High Street and excellent transport links, including Great Missenden railway station with its direct service to London.

The welcoming entrance hall features a useful storage cupboard, providing practical space for coats and shoes. The fully fitted kitchen is equipped with a comprehensive range of base and eye level units, complemented by integrated appliances, offering both style and functionality for modern living. The bright and spacious sitting/dining room benefits from attractive wooden flooring, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining guests. The generous double bedroom is served by a well appointed shower room, finished to a high standard with contemporary fittings.

Additional features include allocated parking and a garage, ensuring convenience and security for residents. The apartment also benefits from access to a well-maintained communal garden (ideal for enjoying a peaceful setting without the burthen of upkeep), making this an excellent opportunity for first-time buyers, downsizers, or investors seeking a turn-key property in a highly desirable location. The property is offered in immaculate condition throughout, with neutral décor and quality finishes, ready for immediate occupation. Early viewing is highly recommended to fully appreciate the style, comfort, and superb location this lovely home has to offer.





13 Coulson Court, Prestwood, HP16 0QB

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.