



17 Giles Gate

Prestwood, Great Missenden

- Two bedroom, first floor flat in a age-restricted, purpose built development of 41 flats
- Stairlift for additional accessibility.
- Generous main bedroom and second bedroom ideal as study/guest room
- Shower room with walk-in shower, white basin and W.C. and over-stairs airing cupboard.
- Well-proportioned living room with door to separate kitchen.
- Lovely, well-tended, mature gardens surrounding the different blocks.
- Central, communal conservatory for socialising.
- Services of on-site house manager
- Large, car park at the rear.

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:



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A neat and tidy, two bedroom retirement flat in the centre of Prestwood village adjacent to shops and bus stops. No Onward Chain

Giles Gate is a purpose-built development of 41 age restricted flats (6+ years) in the centre of Prestwood village. The location is opposite Sainsburys and a level walk from the other local shops, post office and doctors' surgeries. The development consists of three blocks of two storey flats surrounded by mature garden with a large car park at the rear. There is a communal conservatory for socialising in which is the House Manager's office. In the summer months residents often sit together on the patio under a large sunshade.

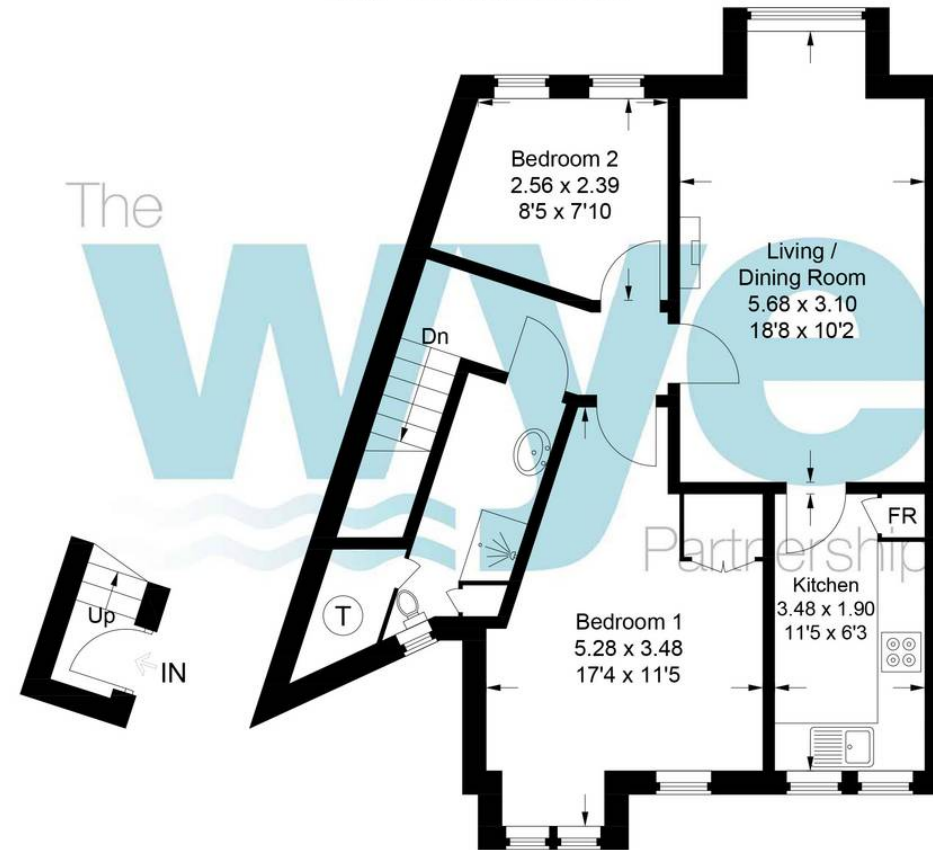
There is one flight of stairs to number 17 (with stairlift) accessing the landing, the two bedrooms, shower room and living room. The kitchen is off the living room and is fitted with a range of medium oak-fronted cupboards plus slot in electric cooker, washing machine and fridge freezer.

There is ample resident and visitor parking in the large car park accessed from Clarendon Road.



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Approximate Gross Internal Area
Ground Floor = 1.5 sq m / 16 sq ft
First Floor = 57.6 sq m / 620 sq ft
Total = 59.1 sq m / 636 sq ft



Ground Floor **First Floor**
Entrance

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

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

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