



41 Giles Gate, Prestwood, HP16 0PH
£295,000

41 Giles Gate

Prestwood, Great Missenden

- Two bedroom, first floor flat in popular age restricted (60+) development in the centre of the village.
- Extended lease- remainder of 159 years to 2148.
- Freshly redecorated from top to bottom.
- Two bedrooms both with contemporary "Complete Fitted Bedroom" wardrobes. Main with door to balcony.
- Kitchen with Neff slide and hide oven, induction hob and Bosch washing machine.
- Access to communal gardens, lounge and conservatory plus on site manager.
- Ample non-allocated parking in private car park
- No onward chain. We declare a personal interest as per Estate Agency Act 1979- family member

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:

EPC Environmental Impact Rating:



41 Giles Gate

Prestwood, Great Missenden

A well-presented, two bedroom, first floor retirement flat in a purpose built development with the remainder of a 159 year lease.

Number 41 is a spacious two-bedroom, first-floor flat—one of the largest in the development—recently redecorated and ready to move into. It has its own front access and is located opposite the lychgate near Sainsbury's.

Giles Gate comprises 41 age-restricted, two-bedroom flats set across three blocks, surrounded by well-maintained communal gardens with patio areas for socialising. Residents also benefit from a communal lounge with site office and conservatory, plus ample non-allocated parking to the rear and side.

Inside, stairs lead to a generous entrance hall. Both rear-facing bedrooms include modern built-in wardrobes; the main bedroom also features fitted furniture and access to a Juliet balcony.

The refitted shower room includes a walk-in Aqualisa power shower, vanity unit and personal-care toilet, with fully tiled walls.

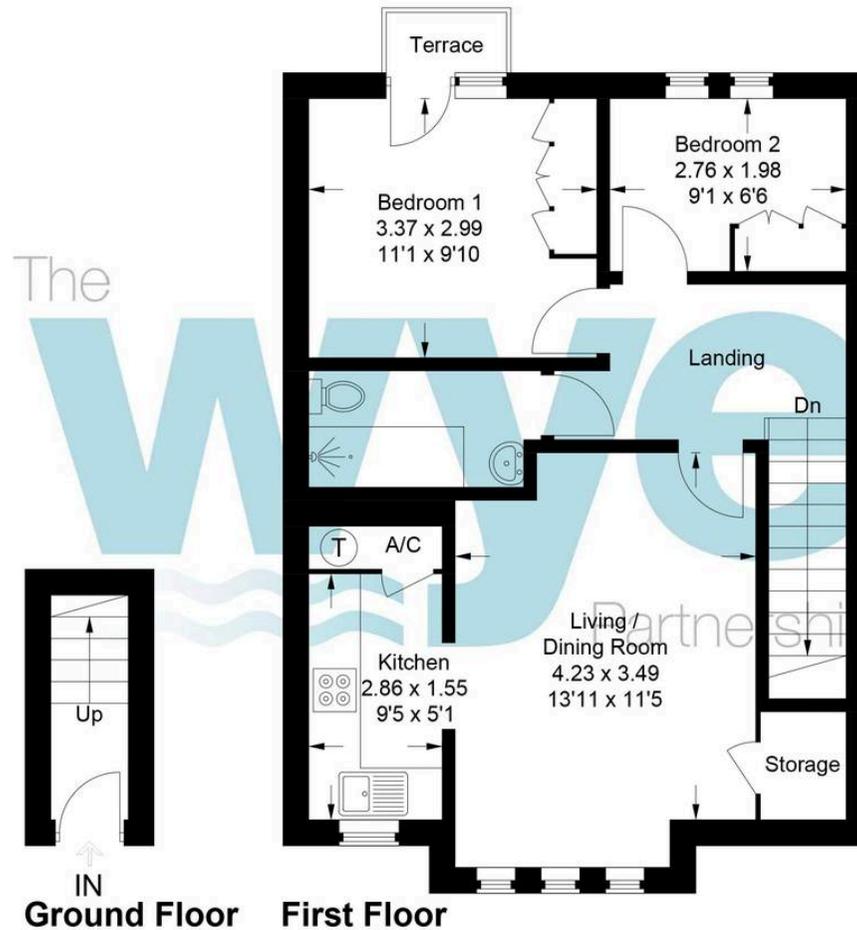
The front-facing living room is bright and spacious, with large windows and a useful storage cupboard.

An open plan leads to the kitchen, fitted with medium oak units, a Bosch washing machine, integrated Neff oven and induction hob, tall fridge freezer, and a generous airing cupboard.



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Approximate Gross Internal Area
Ground Floor = 2.5 sq m / 27 sq ft
First Floor = 53.7 sq m / 578 sq ft
Total = 56.2 sq m / 605 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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