

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

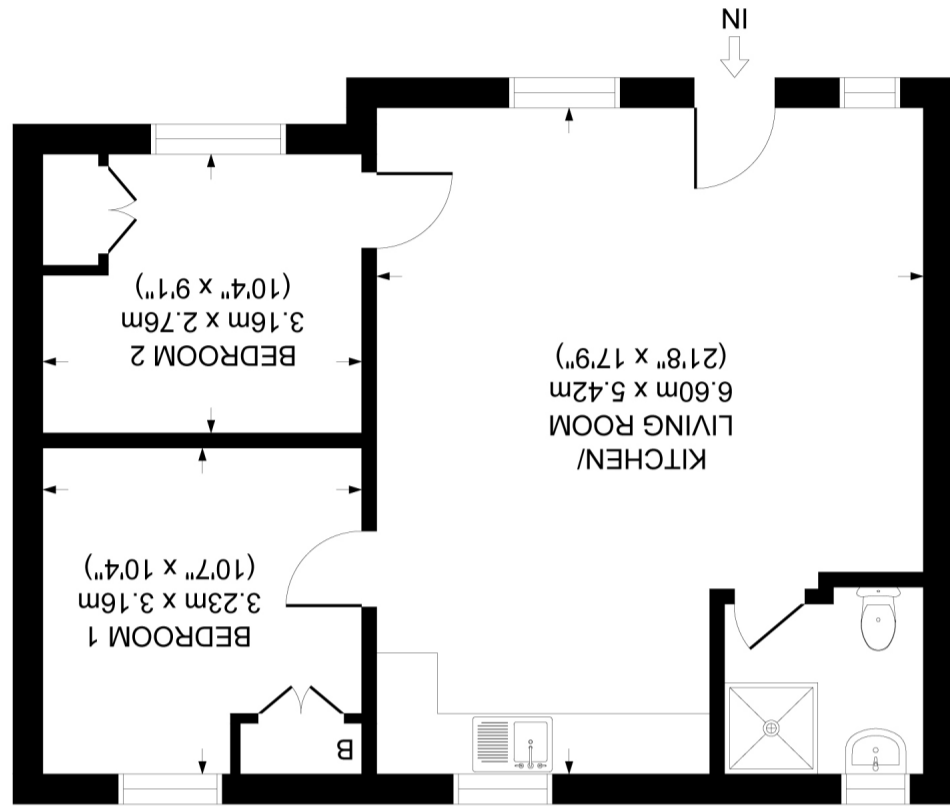
In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 604 SQ FT / 56 SQ M
24C HIGH STREET, PRESTWOOD, HP16 9ED

GROSS INTERNAL FLOOR AREA 604 SQ FT



Energy Efficiency Rating	
Current	Potential
77	78
England, Scotland & Wales Not energy efficient - higher running costs Very energy efficient - lower running costs	



24c High Street | Prestwood | Great Missenden | Buckinghamshire | HP16 9ED

£225,000

JOHN NASH & CO.

GROUND FLOOR FLAT | TWO BEDROOMS | PARKING TO THE SIDE OF PROPERTY | NEW 125 YEAR LEASE | SOUGHT AFTER VILLAGE LOCATION | NO ONWARD CHAIN



This GROUND FLOOR, 2 bedroom flat is located in the sought after village of Prestwood and benefits from parking to the side of the property and double glazing. There is NO ONWARD CHAIN and comes complete with a new 125 year lease. Please call now to view on 01494 725005.

New Lease Granted of 125 Years

Ground Rent - To Be Advised

Council Tax Band C - £1,907.92 2023/2024 Rates

Location

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops with doctor and dentist surgeries. There are local schools for children with the Misbourne School in Great Missenden and local Grammar at High Wycombe, Amersham and Chesham. Great Missenden offers the Chiltern Line into London. For more extensive amenities High Wycombe and Amersham are approximately 4/5 miles.

Entrance

Partly glazed front door leads into the living room.

Living Room

Two radiators, ceramic tiled flooring, wall thermostat.



Kitchen

Single drainer stainless steel sink unit set in laminate surround with cupboards and drawer stack below. Beko oven and hob with extractor fan over, Hotpoint fridge/freezer, Beko washing machine.

Bedroom 1

Double wardrobe cupboard housing gas fired wall mounted boiler, radiator.

Bedroom 2

Double built in wardrobe cupboard, radiator.



Shower Room

Fully tiled shower stall with extractor fan and perspex screens, WC, wash hand basin with tiled splashback, chromium heated ladder towel rail with mirror over, ceramic tiled flooring.

To The Outside

Parking to the side of the property.

