

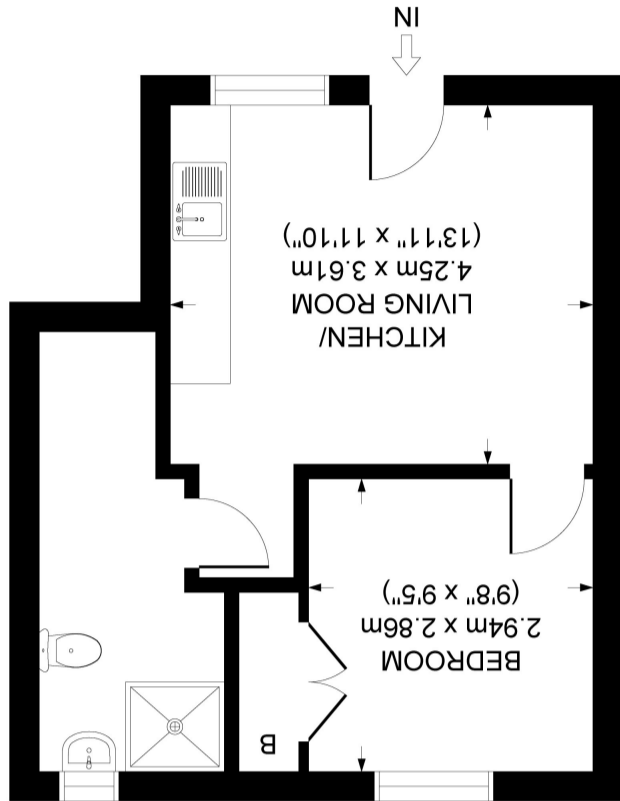
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy 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 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 369 SQ FT / 34 SQ M
24 HIGH STREET, PRESTWOOD, HP16 9ED

GROSS INTERNAL FLOOR AREA 369 SQ FT



Energy Efficiency Rating	
Current	Potential
74	76

England, Scotland & Wales	
Rating	Band
A	82+
B	69-81
C	55-68
D	39-54
E	21-38
F	1-10
G	1-20

Very energy efficient - lower running costs
Not energy efficient - higher running costs



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

£215,000

JOHN NASH & CO.

Ground Floor Flat | One Bedroom | Village Location | New 125 Year Lease | Single Parking Space
| NO ONWARD CHAIN



Set on the edge of this Chiltern village, number 24 is a ground floor one bed roomed flat ideal for the first-time buyer. NO ONWARD CHAIN.

Porch

Partly glazed front door to:

Living Room

Radiator, BT and TV point.

Kitchen Area

Single drainer stainless steel sink unit set in laminate surround with cupboards and drawers below, range of wall cupboards, double oven with four ring hob, fridge/freezer, part tiled walls, ceramic tiled flooring, timer control for central heating.

Bedroom

Radiator, double built-in wardrobe cupboard with Glow Worm gas fired boiler, electricity consumer unit.

Shower Room

Fully tiled shower stall with Perspex screen and door, WC, wash hand basin, chromium heated ladder towel rail, extractor fan, part tiled walls, plumbing for washing machine, ceramic tiled flooring.

OUTSIDE

Single parking space.

Terms

Lease - New 125 year lease
Ground Rent - £200 per annum
Maintenance Charge - TBC

Council Tax Band B £1,669.41 2023/2024 Rates

Location

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops together with doctor and dentist surgeries. There are local schools for children up to the age of 11 years with the Misbourne School in Great Missenden and local Grammar at High Wycombe, Amersham and Chesham. Nearby Great Missenden also offers the Chiltern Line into Central London which is ideal for the commuter. For more extensive amenities both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

