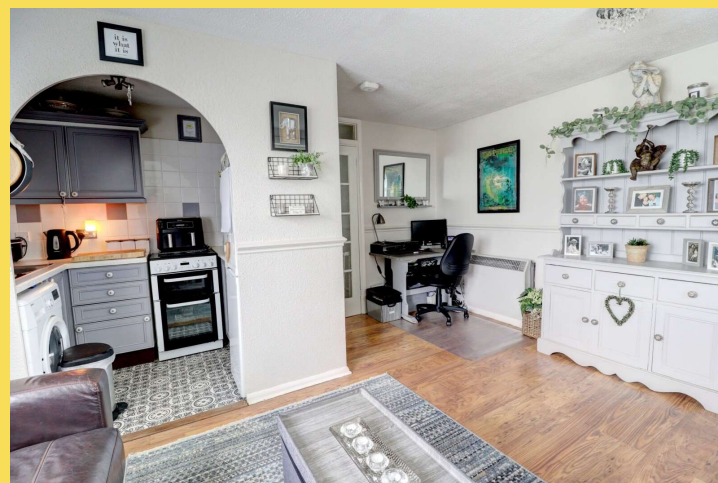




106 Wrights Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 0LG Asking price £190,000 *Leasehold*

A delightful ground-floor one-bedroom apartment situated in a convenient location presented in excellent order.

- Communal Hall
- Entrance Hall
- Double-aspect Living Room
- Kitchen
- Double bedroom
- Modern re-fitted family bathroom
- Electric Heating
- Double glazed windows
- Communal Gardens
- EPC: E



Situated in a delightful location within walking distance of Prestwood village centre, this very well-presented ground-floor apartment needs to be viewed to be appreciated. In brief, the accommodation comprises of communal hallway with door access to the entrance hall with a large storage cupboard and airing cupboard. Dual aspect living room with wood effect flooring enjoying an outlook to the communal gardens, also enjoying an area for a computer station and arch leading to the kitchen.

The kitchen is fitted in matching wall and base units with sink/drain, space for washing machine and also the cooker and fridge/freezer. Off the hall, there is access to the spacious double bedroom with built-in cupboards and also a splendid re-fitted family bathroom in a white suite all fully tiled.

Outside the communal grounds surround the apartment mainly laid to lawn with a parking area.

The location, as previously mentioned, is highly sought after with the home being within walking distance to Prestwood village centre, where a wide range of shops and amenities are located. Prestwood offers good primary schooling, also within walking distance along with senior and grammar schools also being a short drive away. For the commuter, mainline train

station access can be found in nearby towns of Great Missenden and Amersham, providing links to London and Birmingham.

Leasehold Notes

There are approx 93 Years remaining on the lease. The annual charge ground rent is £10.00 and the service charge is approx. £308.00 per annum.

Council Tax band B. EPC band E.

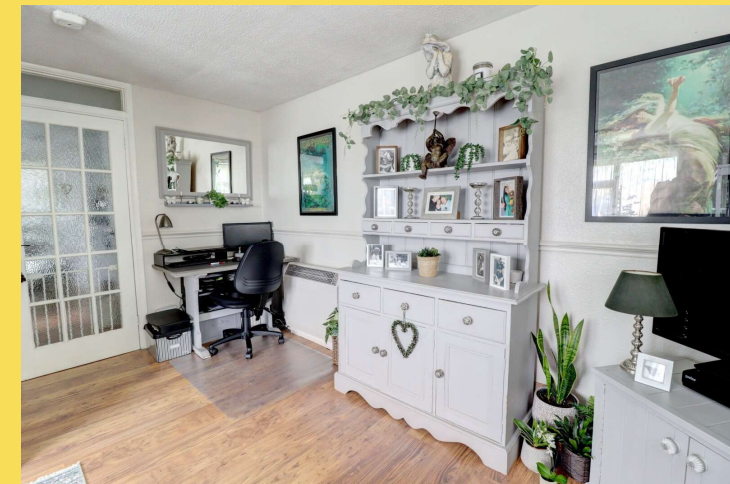
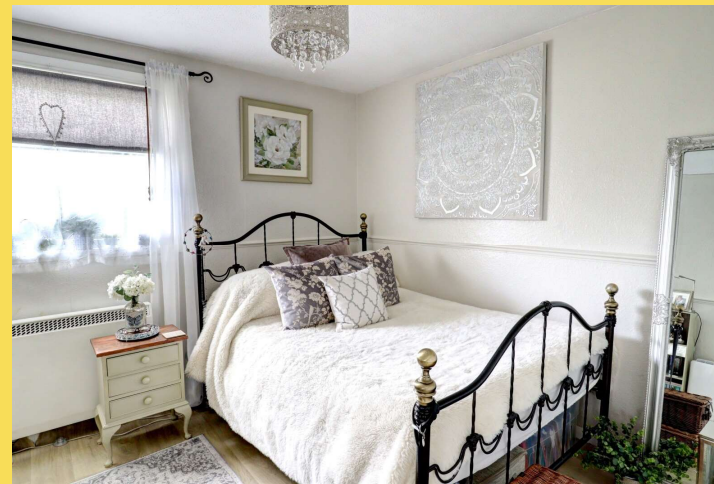
Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

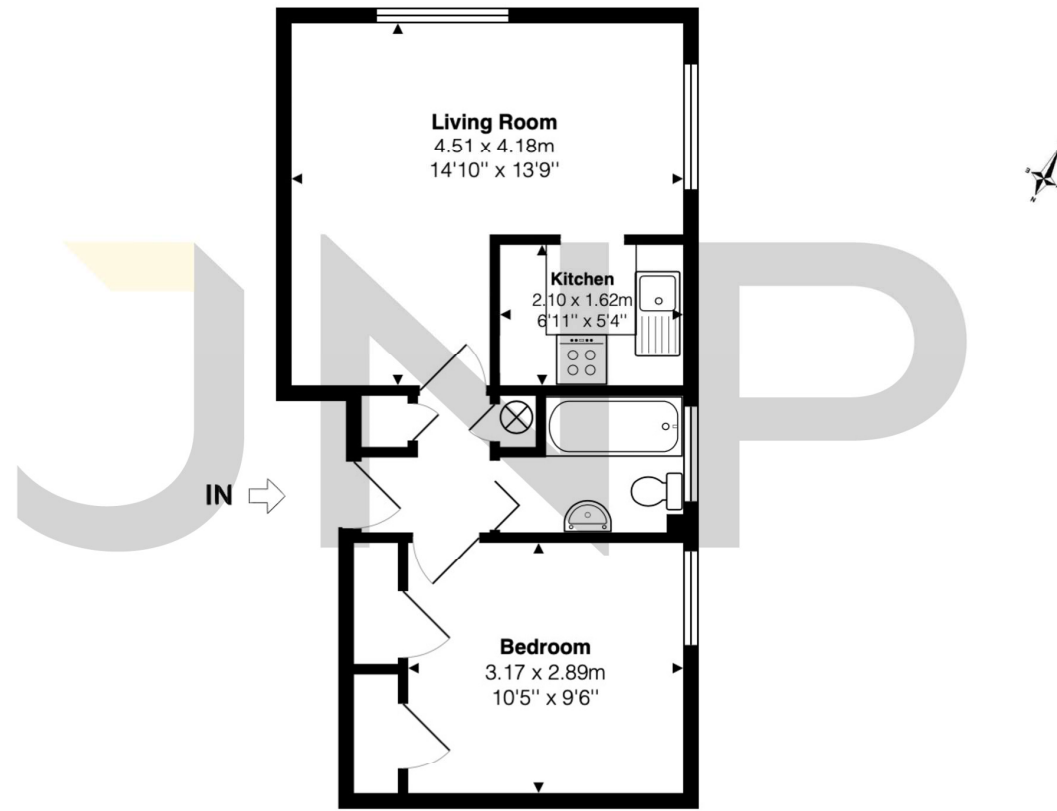
Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 36 SqM (392 Sq.Ft)

Wrights Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 0LG

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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