



42 Eaves Court  
Princes Risborough

**TIM RUSS**  
& COMPANY





42 Eaves Court  
The Retreat  
Princes Risborough  
Buckinghamshire  
HP27 0EQ

A three bedroom town centre retirement apartment on this highly regarded development

**£475,000**





## The Property

A spacious three-bedroom retirement apartment in this highly regarded development with a large balcony and wonderful far reaching views.

Conveniently located in the heart of the town is this select development which boasts first class facilities including a spacious residents' lounge which opens to a terrace, the Vista café, a Wellness suite featuring a hair salon and fully equipped treatment room there is also a guest suite for visitors, cinema room and the first-floor apartments are serviced by lifts.

In addition, two hours of care will be provided by a dedicated on-site care and support time.

The apartment itself comprises large entrance hall with storage cupboards, bedroom one with luxury en suite and walk in wardrobe and a further two bedrooms. There is a further bathroom and large reception room with a door leading to the balcony which enjoys a wonderful aspect and outstanding views. The adjoining kitchen is both modern and well equipped.

## Situation

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool.

The mainline railway station provides excellent access to London Marylebone. The M40 motorway provides fast access to the M25 or M4 motorway networks.

There is a very useful community bus which operates in and around the town. There are many pleasant walks and bridleways within the area.

## Viewings

Strictly by appointment only.

## Leasehold

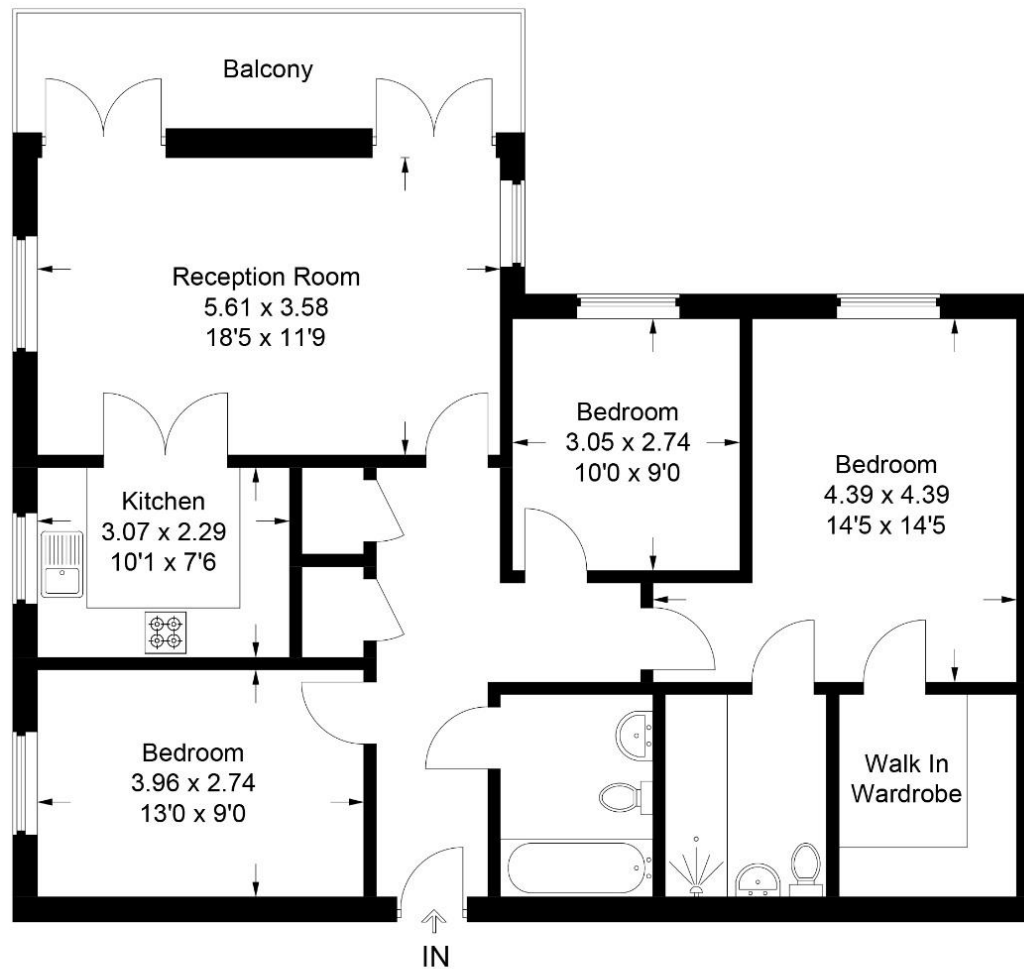
Lease 125 years from May 1<sup>st</sup> 2018  
Service Charge £688.14 per month.  
Deferred Sinking Fund 3% on sale

Sole occupiers, or both partners in a couple, must be aged 65 or over, one having a care need (minimum of 2 hours per week).

**Council Tax: Band E**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Eaves Court

Approximate Gross Internal Area = 94.0 sq m / 1011 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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1 High Street, Princes Risborough, Bucks, HP27 0AE

T: **01844 275522**

E: [p.risborough@timruss.co.uk](mailto:p.risborough@timruss.co.uk)

[www.timruss.co.uk](http://www.timruss.co.uk)

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