

# Eaves Court

The Retreat, Princes Risborough



This ground floor apartment benefits from a large South-West facing balcony with fine views over the lower gardens below. An entrance hall with storage cupboard leads through to a spacious living/dining room. The modern kitchen has a range of integrated appliances, whilst the double bedroom has a wardrobe and a Jack & Jill style ensuite shower room.

**One Reception / Kitchen / One Bedroom / Ensuite Shower / Hallway / Balcony**

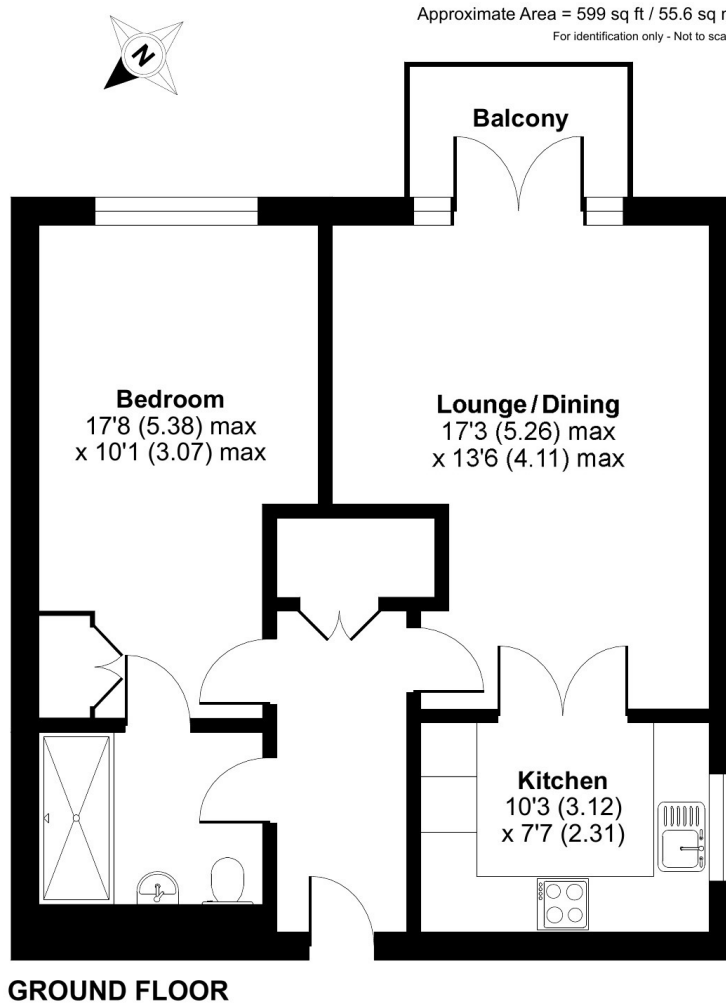
## £265,000



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"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



## Key Facts

Lease:	<b>125 years from 1<sup>st</sup> May 2018</b> (approx. 119 years remaining)
Service Charge:	<b>£688.14 pcm</b> (reviewed annually, updated from 1st April)
Council Tax band:	<b>C</b>
Sinking Fund:	<b>3% on sale</b>
Age Criteria:	<b>Sole occupiers, or both partners in a couple, must be aged 65 or over, one having a care need</b>
Energy rating:	

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Eaves Court

Located in the heart of Princes Risborough, not far from the Chilterns Area of Outstanding Natural Beauty, Eaves Court is a fabulous development of 69 Independent Living with Care apartments. Enjoying beautiful views, it's situated within walking distance of nearby shops and amenities. The first class facilities include a spacious residents' lounge which opens to a terrace, the Vista café, a Wellness suite featuring a hair salon and fully equipped treatment room, a guest suite for visitors and a cinema room. Plus, you will be provided with two hours of care each week by our dedicated on-site care and support team, Anchor Homecare.

We assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Virtually furnished images may be used for marketing purposes. We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.