



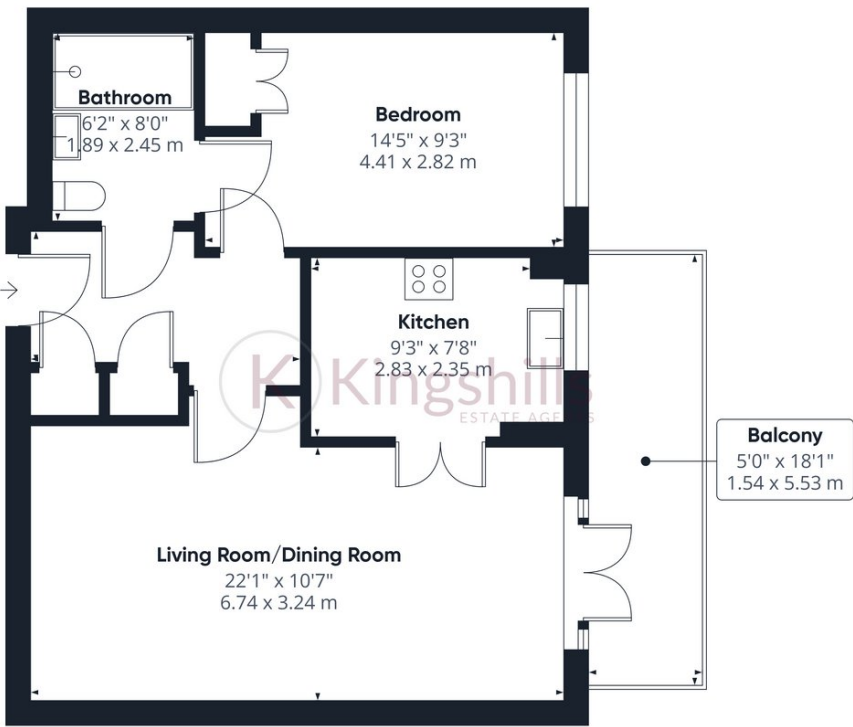
Property Description

Located in the heart of Princes Risborough and just a short, level stroll from the High Street, Eaves Court offers a rare opportunity to enjoy elegant, low-maintenance retirement living with every convenience right on your doorstep. This spacious one-bedroom apartment is part of a highly regarded development exclusively for the over 55's, offering a welcoming community atmosphere and a wealth of on-site facilities.

Residents of Eaves Court enjoy access to a range of exceptional amenities, including the stylish Vista Café, a Hair Salon, a comfortable Cinema Room, and a bright, sociable communal lounge. The development is professionally managed with a dedicated on-site manager available during working hours, providing additional reassurance and support as needed.

The apartment itself is beautifully presented and features a generous entrance hall leading to a spacious Living and Dining Room, which opens onto a large private balcony overlooking the attractive communal gardens—perfect for relaxing or enjoying a morning coffee. The well-appointed kitchen comes with integrated appliances, while the large double bedroom includes built-in wardrobes and a modern en-suite bathroom. A discreet 24-hour emergency pull cord system connects directly to the manager's office, offering peace of mind at all times.

One of the key highlights of this property is its unrivalled location. The High Street is just a few minutes' walk away, offering a wide selection of independent shops, cafes, and essential services. Local highlights include the popular Tesco Superstore and the Marks & Spencer Foodhall, both within easy reach, making everyday errands simple and convenient. The High Street also hosts a variety of eateries, weekly markets, and social opportunities, ensuring there's always something to enjoy nearby.



Approximate total area⁽¹⁾
593 ft²
55 m²

Balconies and terraces
91 ft²
8.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements