



## 18 Russel Court

Main Road, Naphill  
Buckinghamshire HP14 4RP  
£150,000

- One bedroom, first floor retirement apartment for the over 60's
- Well presented accommodation
- Gas Fired Central Heating (recently installed boiler)
- Lease of 86 years remaining
- Service Charge £79 per month
- Pretty communal gardens and parking
- Close to Naphill Common and a level walk to village amenities



# 18 Russel Court Main Road Naphill HP14 4RP

## PROPERTY FACTS

A well presented first floor retirement apartment for the over 60's offering light and airy accommodation with double glazing and gas fired central heating. Accommodation in brief: entrance hall, kitchen, living room, bedroom, bathroom, ample parking, communal gardens, No onward chain. Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, mini-market, florist, active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be found at High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles)

## LOCATION FACTS

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including a Post Office, mini-market, beauty/hair salon, an active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities the town of High Wycombe lies 3 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network, Rail links can be reached from High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles).

### Accommodation in brief

#### Overhung Porch

Outside light, front door to the communal entrance hall with stairs to the first floor landing. Stanna stairlift, front door to:

#### Entrance Hall

Access to the useful loft space, airing cupboard, separate deep storage cupboard, thermostat control.

#### Lounge

13'3" x 11'6" (4.0m x 3.5m)

A sunny main reception room having twin double glazed windows to the front aspect with an outlook over Main Road, T.V. point, coved ceiling, radiator.

#### Kitchen

7'10" x 6'0" (2.3m x 1.8m)

Having a double glazed window to the rear aspect, with outlook over the communal garden, single drainer stainless steel sink unit, floor and wall units, tiling to worktops, cooker recess, space and plumbing for an automatic washing machine and additional space for a tall fridge/freezer, wall mounted Worcester gas fired boiler, radiator.

#### Bedroom

9'5" x 9'0" (2.8m x 2.7m)

Double glazed window to the rear aspect with outlook over the communal garden, radiator, recessed mirror fronted double wardrobe.

#### Bathroom

Suite comprising; panel bath, wash hand basin set within a vanity unit with cupboards under, low level W.C., radiator, wall tiling plus an extractor.

#### Ample Parking

#### Communal Gardens

Well stocked gardens with a good size area of lawn, a variety of shrubs and trees, drying area and outside lighting.

#### Further information

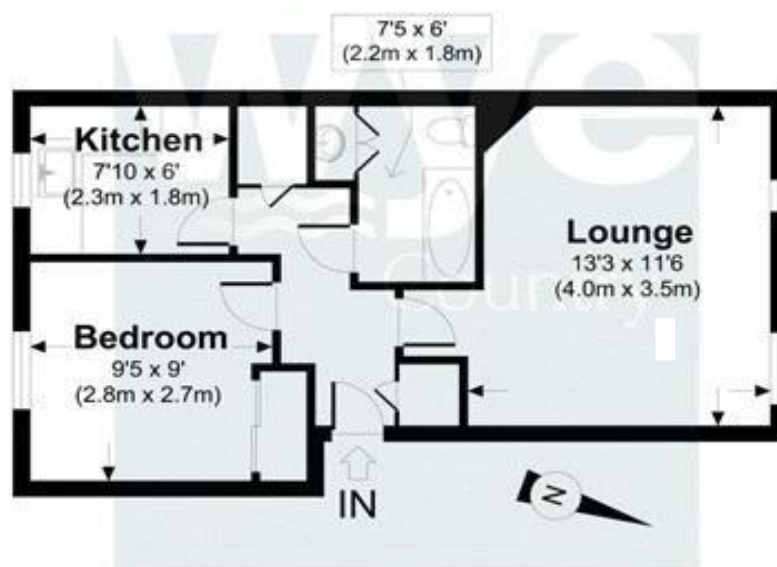
Council Tax Band B

EPC Band C

Mains water, electricity, drainage and gas central heating.

#### Directions

From our Naphill office proceed along the Main Road towards Walters Ash. The development can be found on the right hand side.



Russel Court, HP14 4RP

APPROX. GROSS INTERNAL FLOOR AREA 388 SQ FT / 36 SQ M.

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