

8 Russel Court, Naphill, Buckinghamshire, HP14 4RP

A First Floor One Bedroom Purpose Built Retirement Apartment For The Over 60's In The Heart of Naphill Village

Gas Fired Central Heating | Level Walk To Nearby Shop and Village Amenities
| Excellent Local Bus Service | Pretty Communal Gardens |
**** NO ONWARD CHAIN ****

Completed in 1987, Russel Court consists of twenty-nine apartments off Main Road in Naphill.

8 Russell Court is a first floor retirement apartment for the over 60's. The apartment offers light and airy accommodation with double glazing and gas fired central heating.

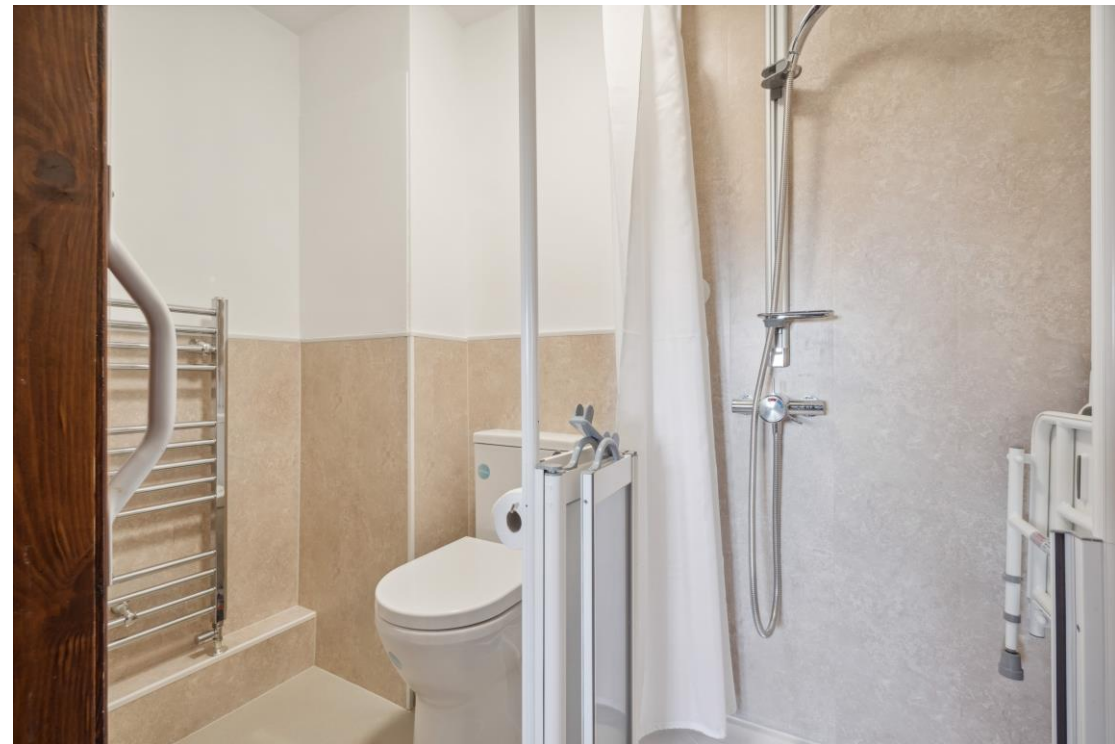
Accommodation in brief consists of: entrance hall, kitchen, living room, bedroom, bathroom, ample parking, communal gardens. A new kitchen needs installing to the taste of the new buyer.

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)

Price... £140,000

Leasehold



LOCATION

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

DIRECTIONS

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

ADDITIONAL INFORMATION

EPC EER Rating C

Council Tax Band B

An extended 999 year Lease

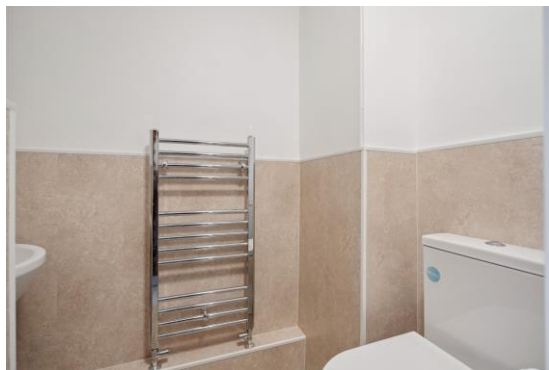
Service Charge of £94.65 per month

Optional - Care Harmony alarm system available at an extra charge

MORTGAGE

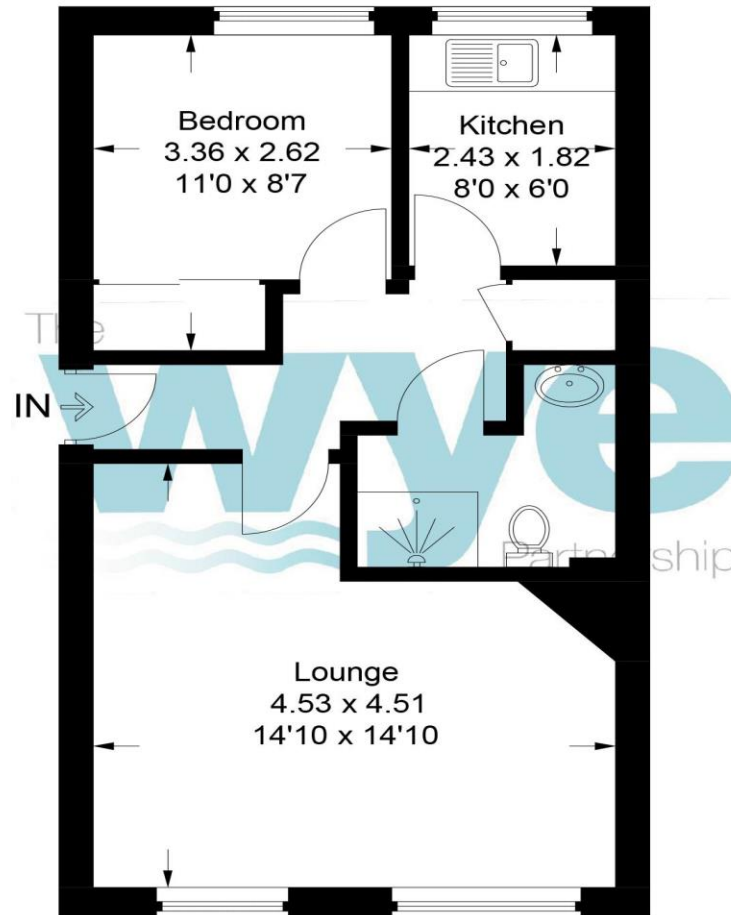
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Russell Court

Approximate Gross Internal Area
41.3 sq m / 445 sq ft



First Floor

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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The **wye** Partnership