

81b Main Road, Naphill, Buckinghamshire, HP14 4PZ

A fantastic one bedroom apartment located in the heart of the popular village of Naphill. Well presented throughout with generous living accommodation throughout and offered to the market with no onward chain.

| Entrance Hall | Landing | Double Bedroom | Bathroom | Living/Dining Room | Kitchen | Shared Garden | Allocated Parking Space | Long Lease | No Ground Rent |

A well presented and ready to move in to, one bedroom apartment located in the heart of the village of Naphill. Much loved and improved by the current owner the property would make an ideal first or investment purchase.

Accessed from the rear of the property via it's own front door, the apartment is well proportioned throughout with a generous double bedroom with a side aspect. The bright bathroom comprises a three piece white bathroom suite.

The living/dining room enjoys a rear aspect overlooking the garden and Naphill Crick beyond, with its vibrant village hall and cafe. There is a village public house just a short walk and nearby bus stop.

A modern, well equipped, fitted kitchen also enjoys a rear aspect over the garden.

Offered to the market with no onward chain.

Note: 162 years remaining on the lease, no ground rent or service charge. Contribution of ~£250 per year is payable to the Management Company for building insurance.

Price... £199,950 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 Hughenden Valley. Turn right at the war memorial into Downley Road and 81B Main Road is accessed from a driveway immediately on your right.

ADDITIONAL INFORMATION

COUNCIL TAX BAND B

EPC EER RATING E

SCHOOL CATCHMENT 2025/2026

Naphill and Walter's Ash Junior School Boys' Grammar; The Royal Grammar School; John Hampden; Aylesbury Girls' Grammar; Wycombe High School, Aylesbury High Mixed Grammar; Sir Henry Floyd Upper/All Ability; Princes Risborough (We advise checking with the individual school for accuracy and availability)

MORTGAGE

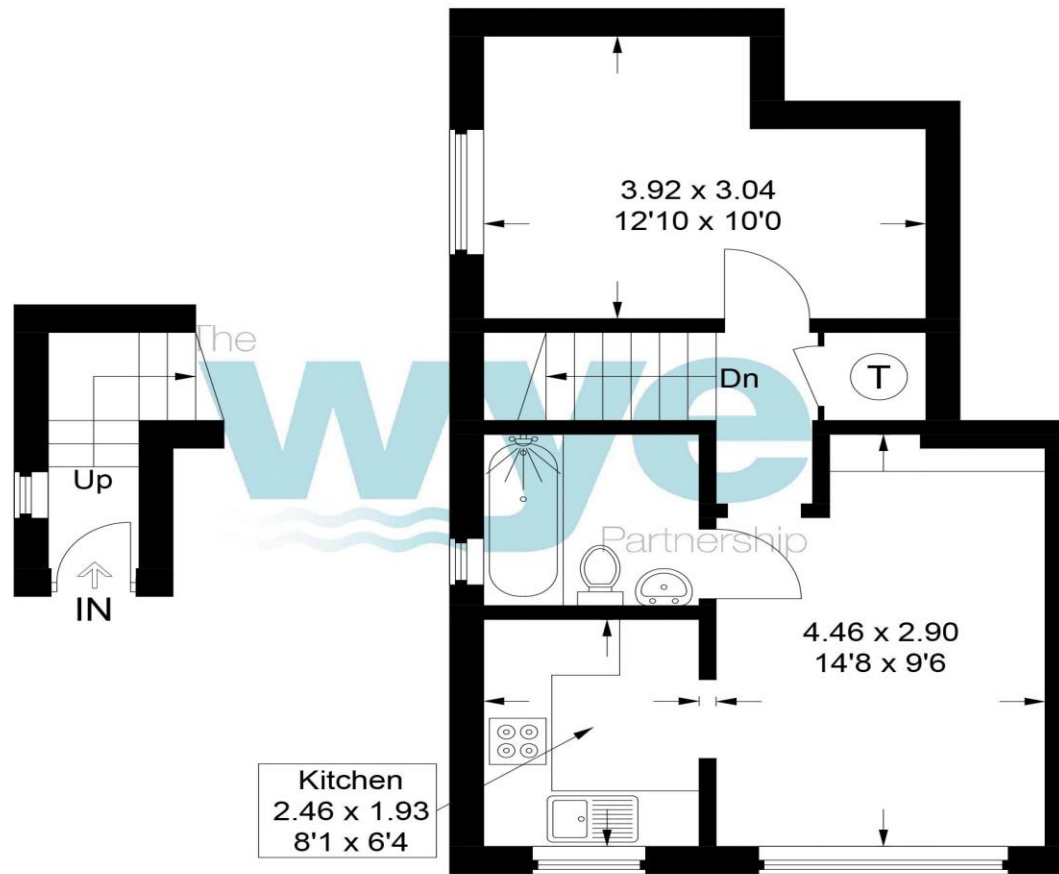
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



81B Main Road

Approximate Gross Internal Area
Ground Floor = 2.7 sq m / 29 sq ft
First Floor = 37.1 sq m / 399 sq ft
Total = 39.8 sq m / 428 sq ft



Ground Floor

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