



7 Russel Court, Main Road, High Wycombe, Buckinghamshire, HP14 4RP

An immaculate, two bedroom retirement apartment for those drawing a pension or who are over the age of 60 and retired from work. Refurbished to a high standard with fresh neutral decoration and new flooring throughout.

**| Communal Entrance | Entrance Hall | Storage Cupboards | Shower Room
| Two Double Bedrooms | Modern Fitted Kitchen | Residents Parking |
Communal Gardens | Double Glazing |**

An impressive, recently updated, two bedroom ground floor retirement apartment forming part of a small development of purpose built retirement homes in an enviable ground floor position overlooking the well maintained communal gardens.

A recent refurbishment has created a light spacious interior with fresh, neutral decoration, new flooring, modern fitted kitchen and quality shower room with large walk in shower. Both bedrooms are doubles with bedroom two benefitting from a built in wardrobe, and enjoying a rear aspect. The great size sitting room also enjoys a rear aspect whilst the modern kitchen overlooks the communal gardens. The kitchen is a great, modern space, with a range of wall and floor mounted units inset stainless steel sink and drainer and integrated oven with inset hob. The newly fitted bathroom has a feature hand basin vanity unit, wc and wonderful full width, low level walk in shower.

The development is extremely peaceful with a genuine sense of community. There are nearby amenities and an adjacent bus route straight into the larger towns of High Wycombe and Princes Risborough.

The apartment is available now with no onward chain.

Price... £225,000 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, with number 7 under the archway

ADDITIONAL INFORMATION

EPC EER RATING D

COUNCIL TAX BAND C

LEASE HAS 85 YEARS REMAINING

SERVICE CHARGE OF ~£94.65 PER MONTH

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.



Approximate Gross Internal Area = 52.4 sq m / 564 sq ft

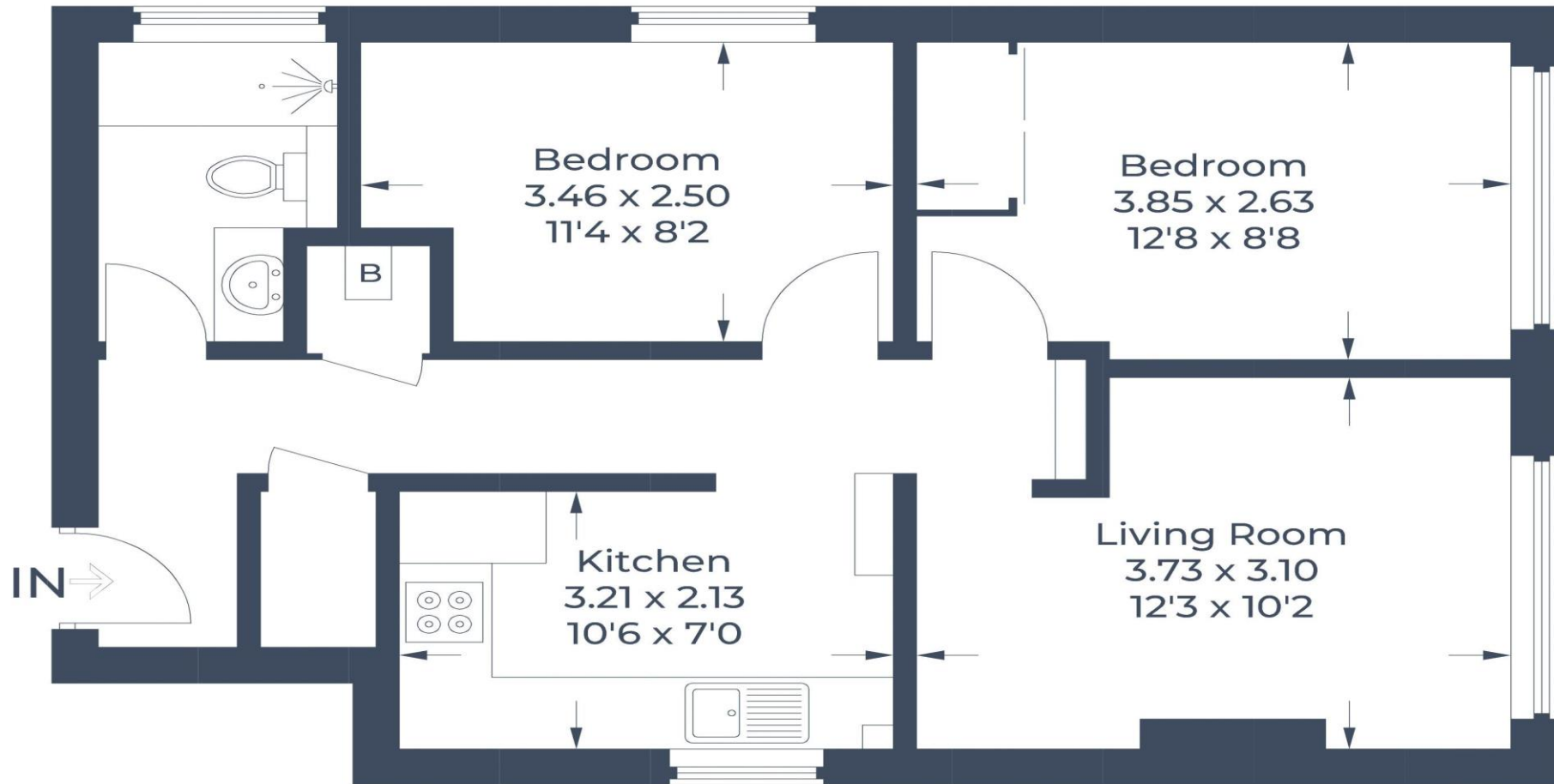


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The **wye** Partnership