

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

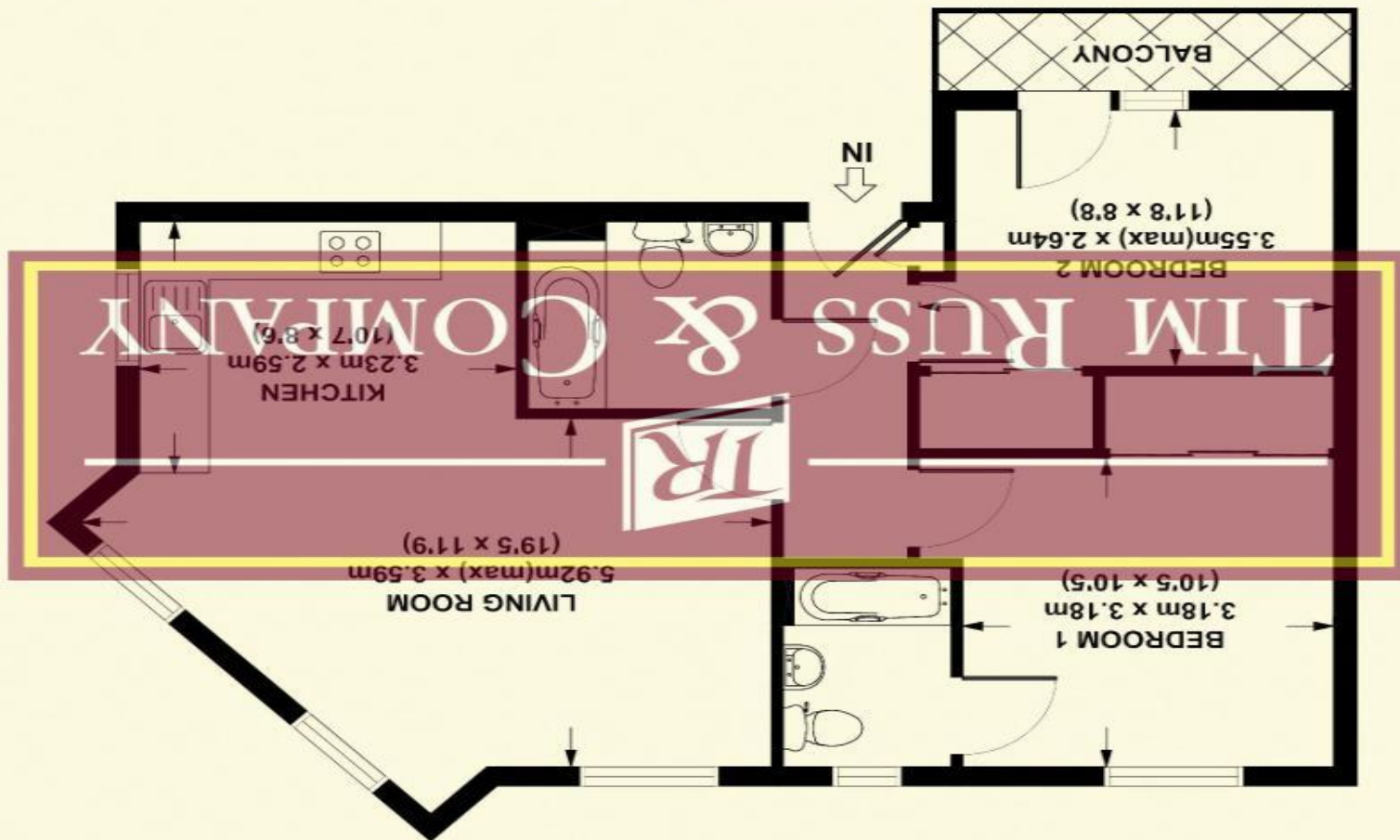
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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APPROX. GROSS INTERNAL FLOOR AREA 60 SQ M / 646 SQ FT
 FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

3 WINDSOR HOUSE



**3 WINDSOR HOUSE
 CHAIRMAKERS CLOSE
 PRINCES RISBOROUGH**

**A well presented first
 floor 2 bedroom
 apartment constructed in
 2007 by Linden Homes,
 located within a short
 distance of the mainline
 Railway Station.**

Guide Price £235,000





**3 WINDSOR HOUSE
CHAIRMAKERS CLOSE
PRINCES RISBOROUGH
BUCKS
HP27 9BY**

- **FIRST FLOOR APARTMENT**
- **OPEN PLAN LIVING ROOM/KITCHEN**
- **MASTER BEDROOM WITH EN-SUITE**
- **UNDERCROFT PARKING**
- **COMMUNAL GARDENS**
- **SHORT DISTANCE TO RAILWAY STATION**

SITUATION

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities, doctors and dental surgeries, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool. The mainline railway station provides excellent access to London Marylebone at either Monks Risborough or Princes Risborough. The M40 motorway provides fast access to the M25 or M4 motorway networks. Schooling in the area is excellent in both public and private sectors. There are many pleasant walks and bridleways within the area.



DESCRIPTION

A well presented first floor apartment located in this small select development constructed by Linden Homes in 2007. The apartment offers a bright and open living room/kitchen, master bedroom with en-suite shower room and wardrobe, second double bedroom with wardrobe and private balcony as well as a bathroom. To the outside the property offers undercroft parking and a private storage room, set within communal gardens with a residents bike store and residents pathway to the station.



VIEWINGS

Strictly by prior appointment with Tim Russ and Company Princes Risborough office.

DIRECTIONS

From our office in the High street proceed to the end heading onto Bell Street, at the roundabout take the second exit in the direction of High Wycombe. Follow the road along and as the road forks turn right onto Station Road, take the second left onto Picts Lane. Follow along and Chairmakers Close will be on your right hand side with the apartment building at the end of the close.

MORTGAGE ADVICE

For professional advice please contact **FLACKWELL FINANCIAL SERVICES** member of St James's Place Partnership 01628 525450, www.flackwell.org

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