



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 70 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Station Road
PRINCES RISBOROUGH

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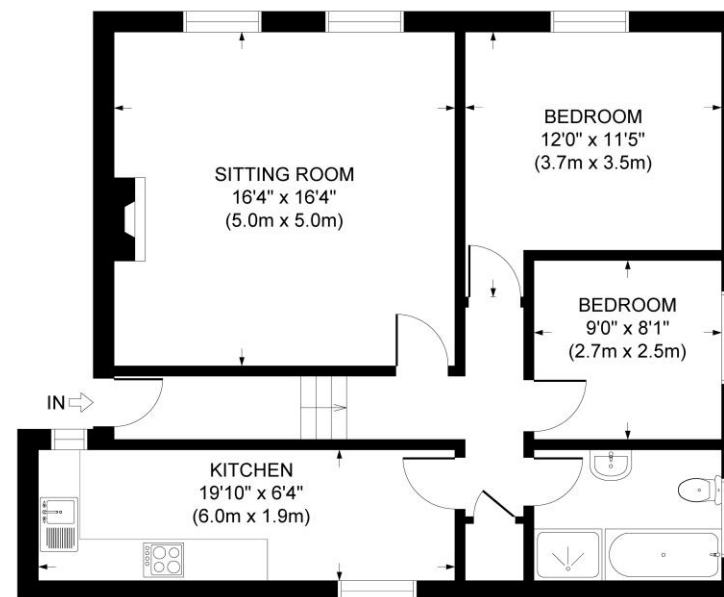
75a Station Road
Princes Risborough
Buckinghamshire
HP27 9DN

A spacious two bedroom first floor apartment with a large sitting room/dining room, a kitchen breakfast room and modern bathroom, conveniently placed for the station and within about ten minutes walk of the town centre.

Price £950.00 P.C.M

Princes Risborough

Princes Risborough is a highly sought after small Buckinghamshire market town set at the foot of the Chiltern Hills with a range of daily shops and leisure facilities including a Tesco supermarket and Marks & Spencer food hall. The nearest primary school is less than 1 mile away; Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. The town lies within catchment for the Grammar/High Schools in Aylesbury, just 8 miles away. Princes Risborough provides extensive shopping and recreational facilities whilst M40 (J4) is within 8 miles. Princes Risborough station provides a main line rail service to London (Marylebone - 35 minutes), Birmingham and now Oxford.



GROSS INTERNAL
FLOOR AREA 752 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 752 SQ FT / 70 SQ M
75A STRATON ROAD, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 9DN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

The Gables, Market Square
Princes Risborough, HP27 0AN

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These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. Whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.