



23 Chiltern Lodge Longwick Road, Princes Risborough - HP27 9EP
£375,000

 **TIM RUSS**
& Company



- Two-bedroom retirement apartment
- Two bathrooms, including en-suite shower room
- Principal bedroom with walk-in wardrobe & separate built in coat cupboard.
- Well appointed kitchen
- Sizeable airing/storage cupboard in hallway
- Stylish, contemporary interiors finished to a high standard
- Owners' lounge and communal coffee bar
- Landscaped communal gardens
- Few minutes walk from supermarket, high street shops, restaurants and amenities with direct London rail services nearby

Princes Risborough is a charming market town nestled in the heart of the Chiltern Hills, offering a wonderful blend of countryside and convenient amenities. The town provides a good selection of shops, cafés, restaurants and local facilities, while the surrounding area is ideal for scenic walks and outdoor activities. With excellent road and rail links to London, Oxford and surrounding towns, Princes Risborough is a popular choice for commuters and families alike.



Enjoy stylish, low-maintenance living in this beautifully presented **two-bedroom, two-bathroom retirement apartment for the over 60s**, ideally located in the heart of Princes Risborough.

Finished to a high standard, the apartment offers contemporary living with two generous bedrooms, including a principal bedroom with **built-in wardrobe and en-suite shower room**, along with a separate bathroom.

Residents benefit from a welcoming **owners' lounge and communal coffee bar**, regular social activities, a lodge manager and a bookable guest suite for visiting family and friends.

The beautifully landscaped communal gardens provide an attractive outdoor space, while the development's central location places shops, cafés, restaurants, the leisure centre and railway station all within easy reach, with **direct services to London**.

An ideal home for those seeking comfort, convenience and a welcoming community lifestyle.

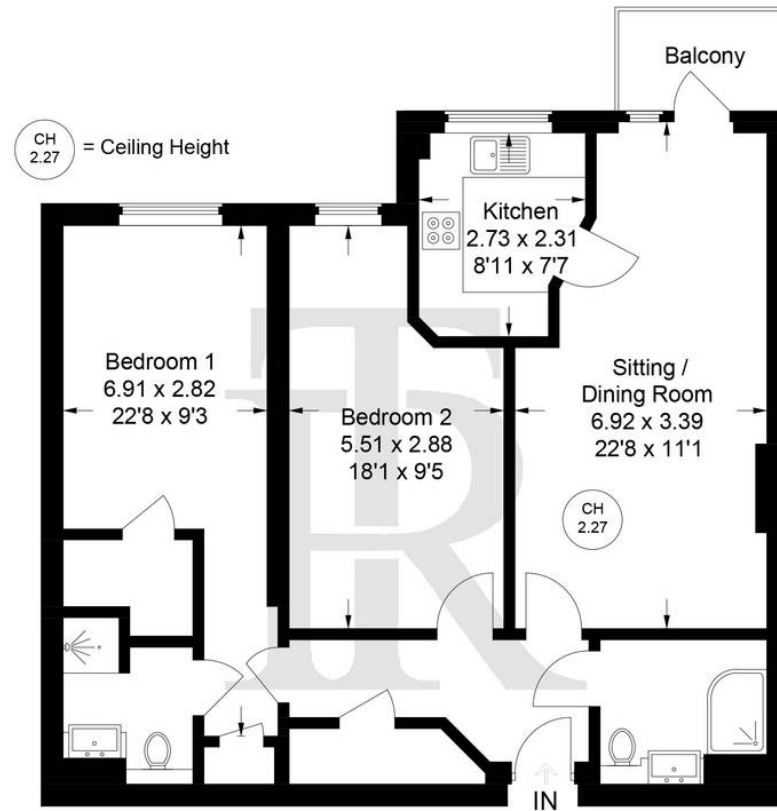
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





First Floor

23 Chiltern Lodge, Longwick Road, HP27 9EP

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ Ltd, 1 High Street - HP27 0AE

01844 275522 • p.risborough@timruss.co.uk • timruss.co.uk/

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