



## 23 Russel Court

Main Road, Naphill HP14 4RP

**Price £145,950 Leasehold**



- Ground Floor Apartment For The Over 55's
- No Onward Chain
- Well Presented Accommodation
- Quiet Chiltern Village Location
- Excellent Local Shops and Bus Service



## DESCRIPTION

An opportunity to purchase a well presented ground floor one bedroom apartment for the over 55's. The property forms part of this purpose built and extremely sought after development, quietly situated away from the main road and with a pleasant outlook over the well maintained communal gardens. Russel Court is ideally located for access to the local shops and amenities plus the excellent bus service to High Wycombe, Aylesbury, Stoke Mandeville and Princes Risborough. Being sold with **no onward chain**, the apartment further benefits from sealed unit double glazing, gas fired central heating and relatively low outgoings.

The accommodation:

### Communal Entrance Hall

Door to the rear communal garden, Front door to:

### Entrance Hall

Coved ceiling, radiator, airing cupboard.

### Living Room

14' x 9'7" (4.27m x 2.92m)

Window to the rear aspect overlooking the gardens, TV/radio/satellite point, coved ceiling, radiator.

### Kitchen

9'1" x 9' (2.77m x 2.74m)

Window to the side aspect, single drainer stainless steel sink unit with swan neck mixer tap, built in cupboards, 2 ring Neff ceramic hob, fridge and freezer, plumbing for an automatic washing machine, Baxi gas fired boiler, radiator, tiled splashbacks to worktops.

### Bedroom

9'8" x 9'2" (2.95m x 2.79m)

Window to the rear aspect, coved ceiling, radiator, built-in cupboards and wardrobes

### Shower Room

Corner shower cubicle, wash hand basin with cupboard under, low level w.c., extractor, tiled walls.

### Gardens

Pretty communal gardens with well stocked flower beds, hedging and shrubbery. Gravel driveway and ample communal parking for residents and visitors.

### Tenure

Leasehold. Lease: 125 year lease issued in 1985.

### Charges

The service charge is currently £180 per quarter, covering service and repairs to the central heating, external window cleaning and painting, garden maintenance and cleaning of communal spaces, this also covers the insurance.

### AMENITIES

Naphill is a popular Chiltern village with a good range of facilities for day to day needs, including a Post Office, mini-market, florist, active village hall, coffee shop, two public houses, a popular primary school, plus an excellent bus service. There are numerous country walk and bridleways through the area's famed Beech woodland. (Naphill Common extends to approximately 175 acres of ancient woodland). For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be reached from High Wycombe, Saunderton (4 miles) and Princes Risborough (4 miles).

### DIRECTIONS

Proceed from our Naphill office and continue along Main Road towards Walter's Ash. Russel Court can be found on the right hand side.

### DISCLAIMER

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents "Wye Country" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.