



24 Russel Court

Main Road, Naphill
Buckinghamshire, HP14 4RP
£150,000 Leasehold

- Purpose Built Apartment For The **Over 55's**
- Ground Floor
- 1 Bedroom
- Communal Gardens
- Close To Local Amenities & Excellent Regular Bus Service
- Gas Fired Central Heating – Boiler 1 year old
- Popular Village Location
- NO ONWARD CHAIN



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Property Information

Situated within this ever popular retirement development, this 1 bedroom ground floor flat is located to the rear of this modern development. There is a nearby local shop and cafe in Walters Ash.

Accommodation in brief: sitting/dining room, kitchen, bedroom, bathroom, inner hall with storage cupboards, ample parking and peaceful communal gardens. The property benefits from double glazing and central gas fired central heating.

There is an excellent bus service providing easy access to the doctors' surgery in Hughenden Valley and High Wycombe beyond or to the lovely market town of Princes Risborough.

There is an age restriction of 55+ and is being sold with no onward chain.

Amenities

Naphill is a popular Chiltern village with a good range of facilities for day to day needs: including a Post Office, mini-market, beauty/hair salon, an active village hall and coffee shop, two public houses, plus an excellent bus service to High Wycombe (3 miles) or Princes Risborough (4 miles) providing more comprehensive range of facilities. There are numerous country walks and bridleways through the area's famed woodland and Naphill Common which extends to approximately 175 acres of ancient woodland.

Additional Information

Council Tax Band B, EPC Band C,

Service charge £189 per quarter (£756pa), 89 years remaining on lease.

Optional - Care Harmony alarm system available at an extra quarterly charge.

MORTGAGE

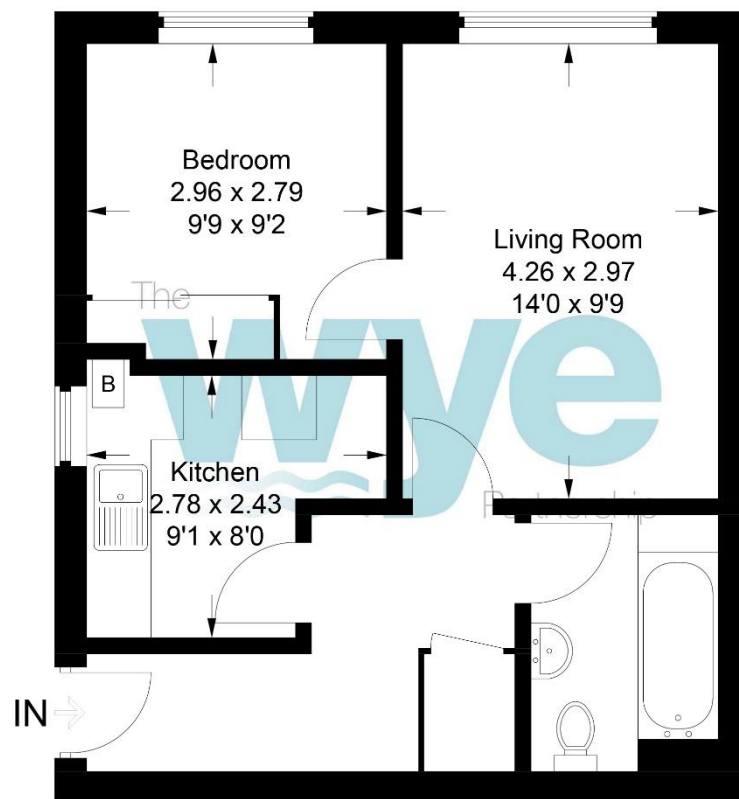
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

Directions

From our Naphill office proceed along the Main Road towards Walter's Ash. The development can be found on the right hand side.

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Approximate Gross Internal Area = 40.2 sq m / 433 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership