

Eaves Court

The Retreat, Princes Risborough



This bright and spacious one bedroom ground floor apartment benefits from a South-East facing patio with views across the gardens. The apartment features an entrance hall with storage cupboards leading to an attractive living/dining room. The modern white kitchen has integrated appliances, whilst the bedroom has a fitted wardrobe and an ensuite shower.

One Reception / Kitchen / Bedroom / Ensuite Shower / Hallway / Patio

£305,000



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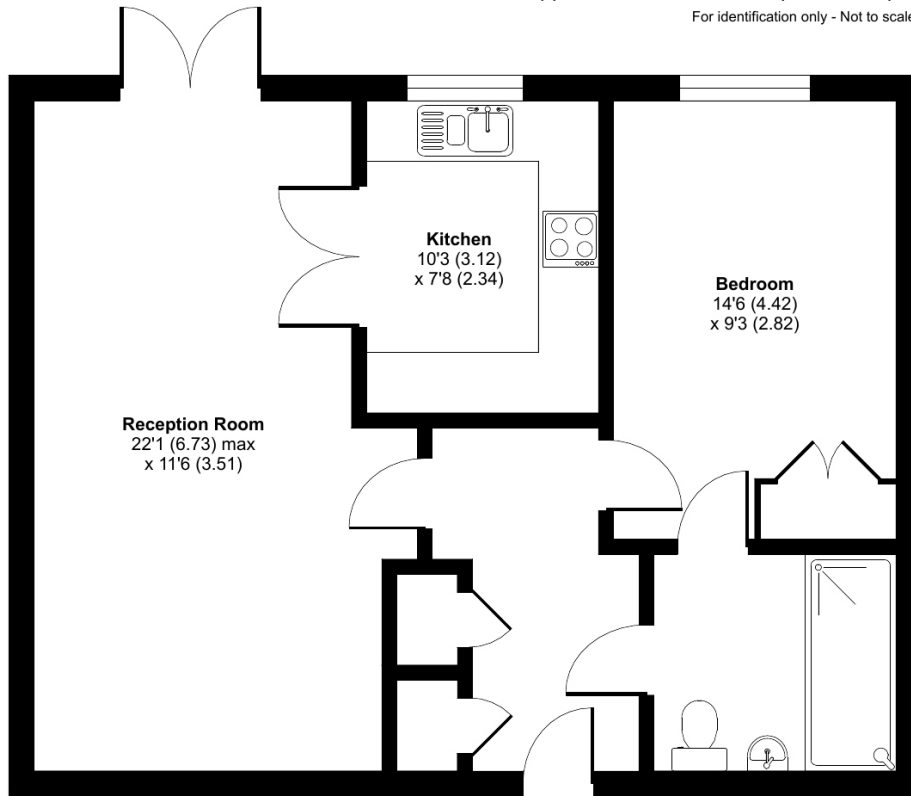
Eaves Court

"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale



FIRST FLOOR

Key Facts

- Lease: **125 years from 1st May 2018**
(approx. 120 years remaining)
- Service Charge: **£649.74 pcm (£149.54 pw)**
(reviewed annually, updated from 1st April)
- Council Tax band: **C**
- Sinking Fund: **3% on sale**
- Age Criteria: **Sole occupiers, or both partners in a couple, must be aged 65 or over, one having a care need**

Energy rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Eaves Court

Located in the heart of Princes Risborough, not far from the Chilterns Area of Outstanding Natural Beauty, Eaves Court is a fabulous development of 69 Independent Living with Care apartments. Enjoying beautiful views, it's situated within walking distance of nearby shops and amenities. The first class facilities include a spacious residents' lounge which opens to a terrace, the Vista café, a Wellness suite featuring a hair salon and fully equipped treatment room, a guest suite for visitors and a cinema room. Plus, you will be provided with two hours of care each week by our dedicated on-site care and support team, Anchor Homecare.

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