



20 Russel Court

Main Road, Naphill
Buckinghamshire, HP14 4RP
£165,000 Leasehold

- Ground Floor
- Well Presented Light & Airy Accommodation
- Communal Gardens
- Purpose Built Retirement Apartment For The Over 60's
- Close To Local Amenities & Excellent Regular Bus Service
- Gas Fired Central Heating
- Popular Village Location
- NO ONWARD CHAIN



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Property Facts

A well presented ground floor retirement apartment for the over 60's offering well presented, light and airy accommodation with double glazing and central gas fired central heating. Accommodation in brief: sitting/dining room with electric fire, kitchen, bedroom, bathroom, inner hall with storage cupboards, ample parking and communal gardens. 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
42.6 sq m / 458 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