



Eaves Court
Princes Risborough



Eaves Court The Retreat Princes Risborough Buckinghamshire HP27 9EQ

A two bedroom first floor town centre retirement apartment situated close to the lift for convenient access to facilities, forming part of this highly regarded development.

£375,000



The Property

A spacious two-bedroom first floor retirement apartment in this highly regarded development with its own private balcony overlooking beautiful gardens, situated close to the lift for convenient access to facilities.

Conveniently located in the heart of the town is this select development which boasts first class facilities including a spacious residents’ lounge which opens to a terrace, the Vista café, a Wellness suite featuring a hair salon and fully equipped treatment room there is also a guest suite for visitors, cinema room and the first-floor apartments are serviced by lifts.

In addition, two hours of care will be provided by a dedicated on-site care and support time.

The apartment itself comprises large entrance hall with storage cupboards, bedroom one with luxury en suite, dressing room and door to garden and bedroom two. There is a further bathroom and large reception room with a door leading to the balcony which enjoys a wonderful aspect.



The adjoining kitchen is both modern and well equipped.

Situation

Princes Risborough is a small market town offering a comprehensive range of shops for day to day facilities including a Marks and Spencer Foodhall and Tesco supermarket, doctors and dental surgeries, Coffee shops, library and veterinary surgeons. Risborough Springs offers excellent gym facilities and an indoor swimming pool.

The mainline railway station provides excellent access to London Marylebone. The M40 motorway provides fast access to the M25 or M4 motorway networks.

There is a very useful community bus which operates in and around the town. There are many pleasant walks and bridleways within the area.

Viewings

Strictly by appointment only.



Leasehold

Lease 125 years from May 1st 2018
Service Charge £149.54 per week
Deferred Sinking Fund 3% on sale

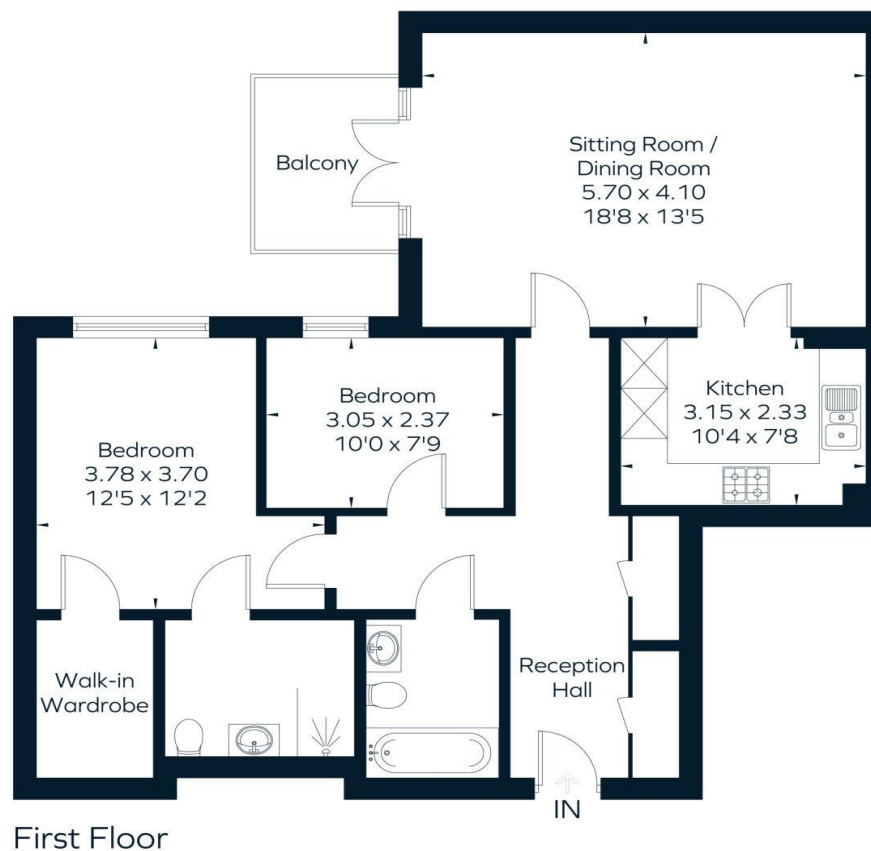
Sole occupiers, or both partners in a couple, must be aged 65 or over, one having a care need (minimum of 2 hours per week).

Council Tax: Band D

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		



Approximate Area = 80.0 sq m / 861 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327890

1 High Street, Princes Risborough, Bucks, HP27 0AE

T: **01844 275522**

E: p.risborough@timruss.co.uk

www.timruss.co.uk



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.