



48 Eaves Court The Retreat, Princes Risborough - HP27 0EQ  
£420,000





## 48 Eaves Court The Retreat Princes Risborough, Princes Risborough

- Sought after retirement development
- Underfloor heating
- First floor conveniently located close to lift for access to facilities
- Main bedroom with walk in wet room and dressing room
- Hair and beauty salon, cinema room, guest suite, residents lounge and vista cafe with a wide selection of social and well being activities



## 48 Eaves Court The Retreat

Princes Risborough, Princes Risborough

A spacious two-bedroom retirement apartment in this highly regarded development with a large balcony.

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 and walk in wardrobe and a further bedroom. 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.

Lease 125 years from May 1st 2018

Service Charge £688.14 per month.

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

Tenure: Leasehold

EPC Energy Efficiency Rating: B





## Tim Russ and Company

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