



47 Eaves Court The Retreat, Princes Risborough - HP27 0EQ
£415,000

 **TIM RUSS**
& Company



47 Eaves Court The Retreat

Princes Risborough

- Two-bedroom first-floor apartment for the over 65s
- Stunning elevated views over the Chiltern Hills and Whiteleaf Cross
- Spacious living/dining room with access to private terrace
- High-quality modern kitchen with integrated appliances
- Master bedroom with ensuite shower room and walk-in dressing room
- Stylish main bathroom and welcoming entrance hall
- Vista Café, residents' lounge, cinema room, and Wellness Suite on site
- Two hours of personal care included each week
- Secure town centre location with lift access to all floors



A particularly spacious and beautifully finished two-bedroom first-floor apartment for the over 65s, located within a prestigious town centre development. This light and airy home enjoys elevated, far-reaching views over the Chiltern Hills and the iconic Whiteleaf Cross, offering a truly impressive outlook.

The apartment features a generous living and dining room with doors opening onto a private terrace, ideal for enjoying the open views. A modern, fully fitted kitchen provides excellent storage and worktop space. There are two well-proportioned bedrooms, including a master with an ensuite shower room and a walk-in dressing room. A stylish main bathroom and a welcoming entrance hall complete the layout. Residents of this exclusive development benefit from an excellent range of on-site amenities, including a spacious lounge with access to a terrace, the popular Vista Café, a Wellness Suite with a hair salon and treatment room, a cinema room, and a guest suite for visitors. Lift access serves all floors for ease and convenience. A dedicated on-site care and support team provides two hours of care per week, with the option to increase services as needed. This offers both independence and peace of mind.

Leasehold: 125 years from 1st May 2018

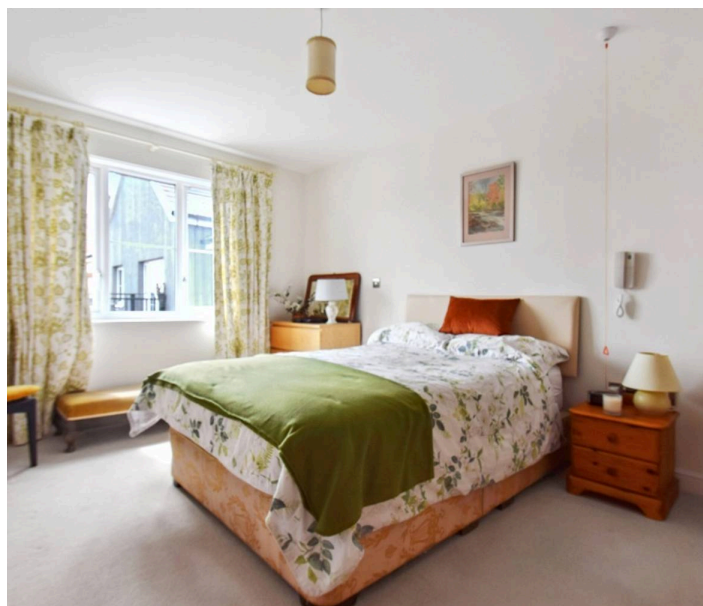
Service Charge: £149.54 per week

Deferred Sinking Fund: 3% of the sale price on resale

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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