



7 Russel Court Main Road, Naphill - HP14 4RP

Guide Price £225,000

 **TIM RUSS**
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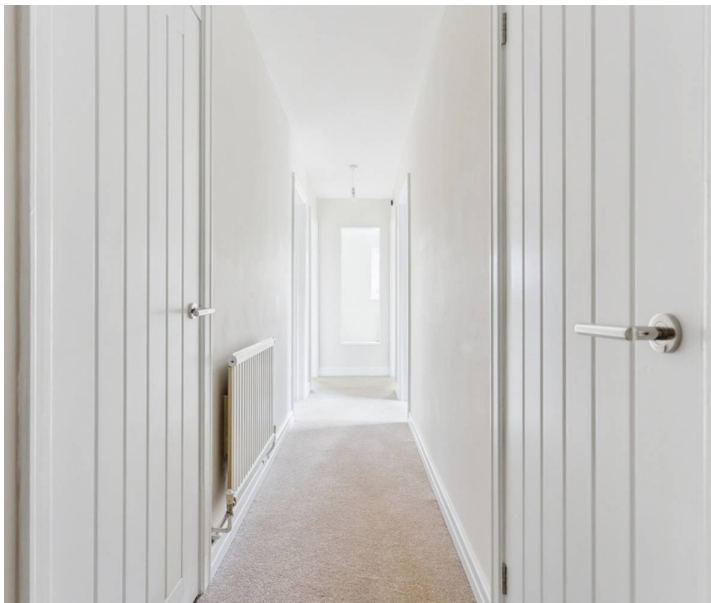


7 Russel Court Main Road

Naphill, High Wycombe

- Ground floor
- Retirement apartment from 60 years of age
- Two double bedrooms
- Modern three piece shower room
- Sitting room and modern kitchen
- Residents parking
- High Wycombe and Aylesbury bus route
- 85 years remain on lease, service charge of £94.65 per month

Naphill is a sought after Chilterns village, surrounded by beautiful countryside and the extensive Naphill Common - ideal for walking and outdoor pursuits. The village offers pubs, a community hall and cafe and Naphill and Walters Ash Primary School, while nearby High Wycombe and Princes Risborough provide wider amenities and rail links to London Marylebone.



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Naphill, High Wycombe

A two double bedroom, ground floor over 60s apartment with parking and communal gardens.

A two double bedroom, ground floor, over 60s retirement apartment, with communal gardens and parking, located in Naphill village close to amenities and on the bus route for High Wycombe and Aylesbury. The interior has been modernised and decorated in a neutral style including new flooring and paintwork. The accommodation includes, an entrance hall with storage and airing cupboards, a modern kitchen, a modern shower room, two double bedrooms and a sitting room.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





7 Russell Court

Approximate Gross Internal Area = 52.4 sq m / 564 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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Tim Russ and Company

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