



56 Eaves Court The Retreat, Princes Risborough - HP27 0EQ  
£375,000 | £1,800 pcm

 **TIM RUSS**  
& Company



## 56 Eaves Court The Retreat

Princes Risborough, Princes Risborough

- First floor apartment
- Underfloor heating
- Large balcony overlooking gardens
- Two bedrooms - one with en suite
- Walk in wardrobe
- Two hours of care provided per week
- No onward chain



## 56 Eaves Court The Retreat

Princes Risborough, Princes Risborough

Spacious two-bedroom first floor retirement apartment with south-facing terrace, luxury facilities, on-site care, and central location. .

A spacious two-bedroom first floor retirement apartment in this highly regarded development, with its own south facing terrace overlooking beautiful gardens in a peaceful courtyard

Conveniently located in the heart of the town, this select development 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 team, this time is included in your contract.

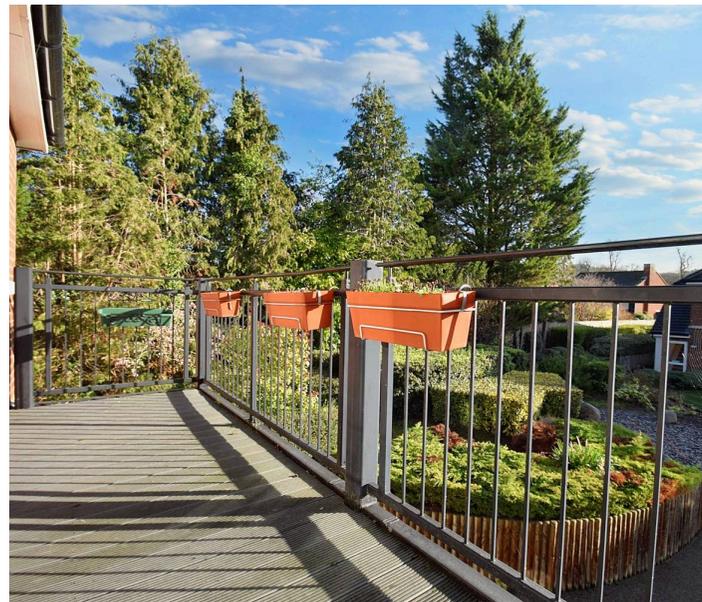
The apartment itself is one of the larger examples, comprising a large entrance hall with storage cupboards, bedroom one with luxury en-suite, dressing room and door to balcony, next to this is the second bedroom. There is a further guest bathroom, and large reception room with French doors leading to the south facing balcony which enjoys a wonderful aspect. The adjoining kitchen is modern, well equipped and in pristine condition.

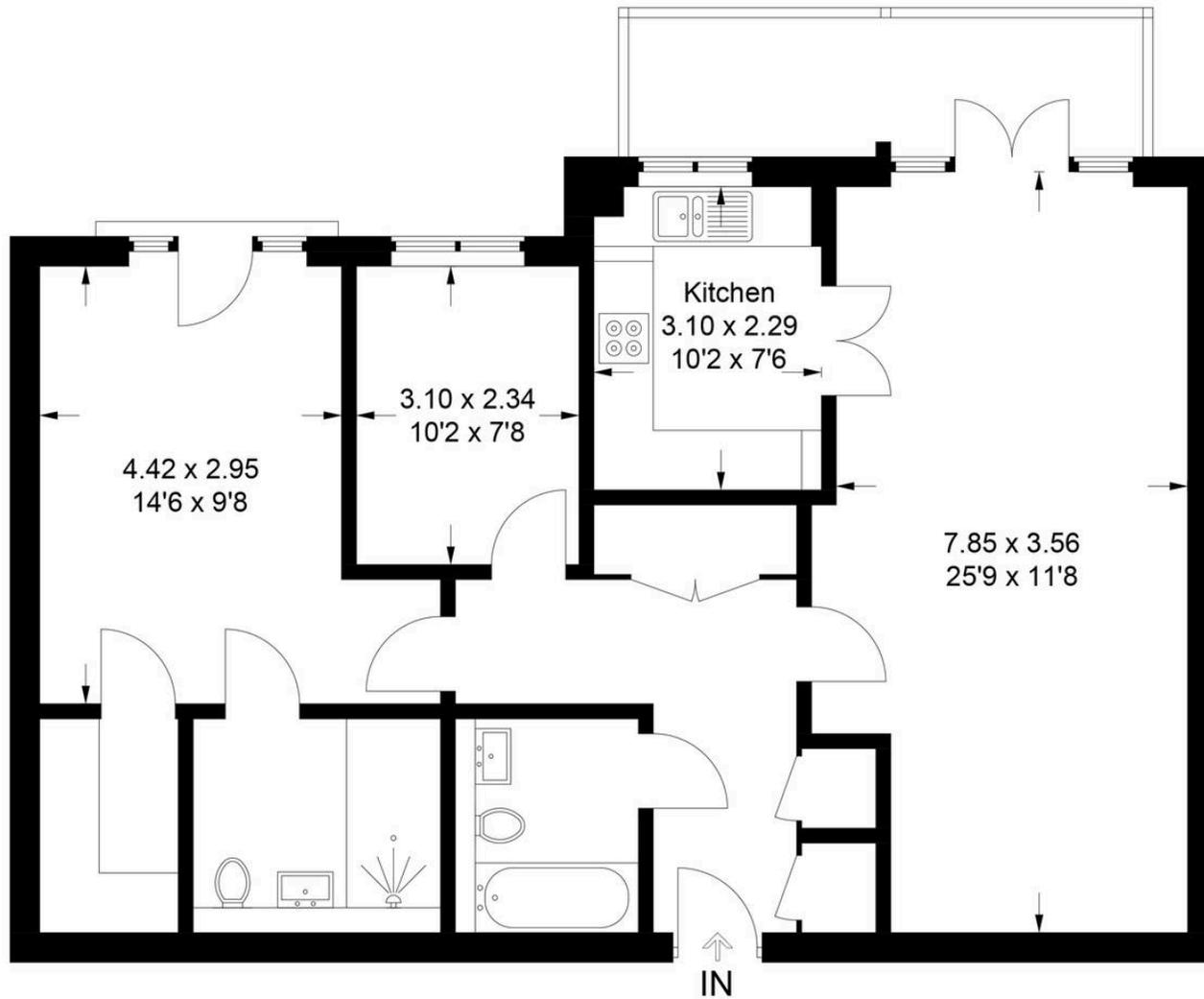
Leasehold

Lease 125 years from May 1st 2018

Service Charge £169.55 per week

Deferred Sinking Fund 3% on sale Sole occupiers, or partners in a couple, must be aged 65 or over, one having a care need (minimum of 2 hours per week).





Approximate Gross Internal Area = 83.3 sq m / 897 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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