



17 Russel Court Main Road

Naphill, High Wycombe

- Well presented ground floor retirement home for over 60's
- Good size reception room to the front
- Double bedroom with built in wardrobe
- Newly fitted bathroom with elegant white suite
- Well equipped kitchen over looking communal gardens
- Available with no onward chain

Naphill is a lovely village between High Wycombe and Princes Risborough and has an array of shops that provide for all day to day needs including a Post Office, mini-market, beauty/hair salon, active village hall with adjoining playing field, coffee shop and public house. Bus stop adjacent with regular service. The larger towns of High Wycombe and Princes Risborough provide a wider variety of shops and leisure facilities as well as a mainline rail link to London. The M40 is easily accessible at High Wycombe (junction 4). Naphill is surrounded by beautiful Chilterns countryside with numerous country walks and bridleways through the areas famed Beech woodland.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Naphill, High Wycombe

Well presented ground floor retirement flat for over 60s with spacious lounge, double bedroom, new bathroom, fitted kitchen, communal gardens, and no onward chain.

This well presented ground floor retirement home for the over 60's offers a harmonious blend of comfort and practicality, thoughtfully designed for ease of living. The property welcomes you with a generously proportioned reception room to the front, providing a bright and inviting space ideal for relaxation or entertaining guests. The double bedroom features a built-in wardrobe, offering ample storage while maintaining a streamlined and uncluttered feel. The newly fitted bathroom is finished with an elegant white suite. The well equipped kitchen, overlooking the communal gardens, is arranged for both convenience and efficiency. Every detail has been considered to ensure a comfortable and secure environment, making this a superb choice for those seeking a peaceful retirement lifestyle. Available with no onward chain, this property presents an excellent opportunity for immediate occupation and a smooth transition into your new home.

Over 60's

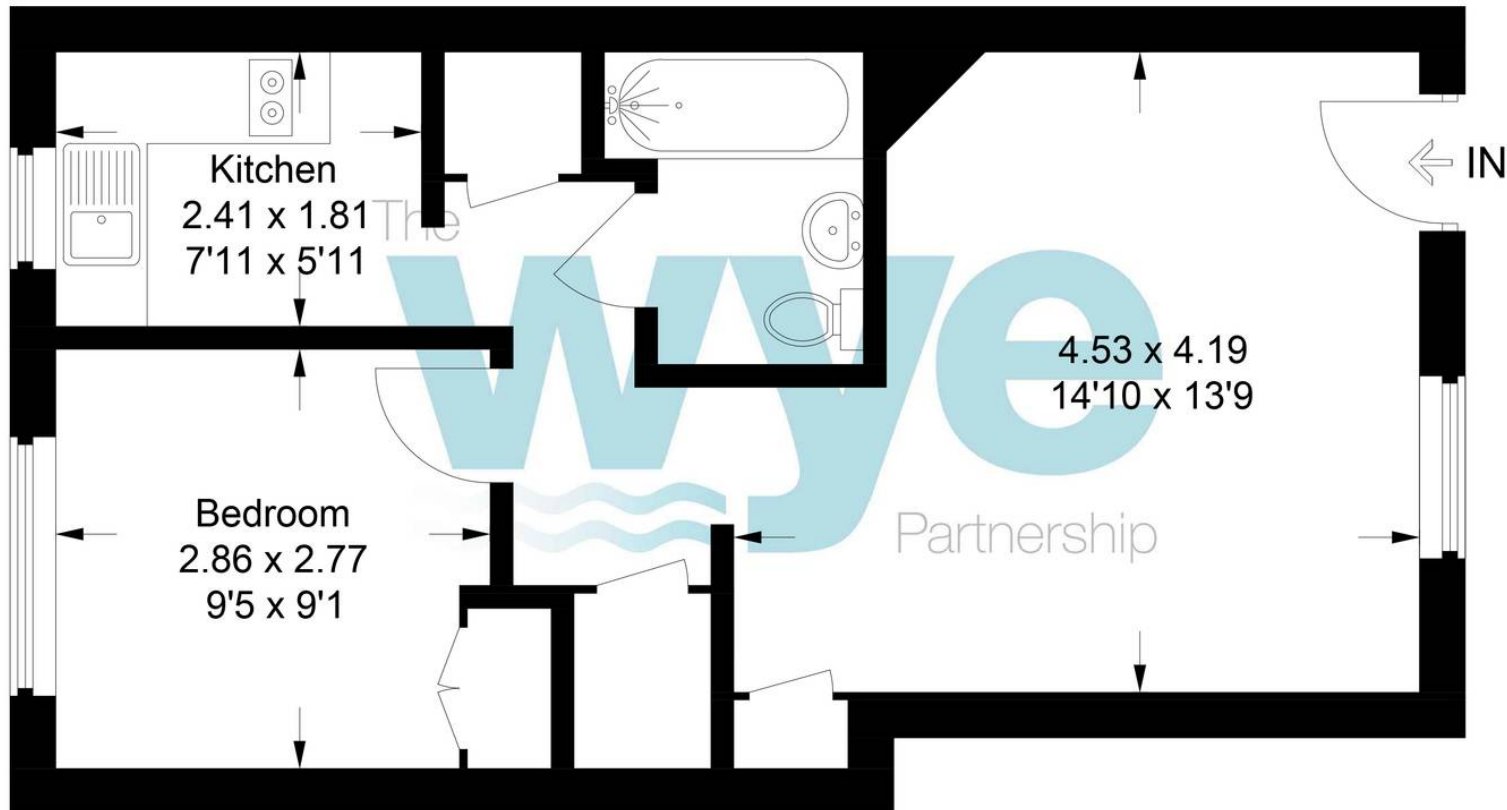
Lease: 84 years remaining

Service Charge £65 per month



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Approximate Gross Internal Area = 40.3 sq m / 434 sq ft



Ground Floor

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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