



18 Russel Court Main Road, Naphill  
£140,000

# 18 Russel Court Main Road

Naphill, High Wycombe

- One bedroom, first floor retirement apartment for the over 60s
- Gas Fired Central Heating (recently installed boiler)
- Close to Naphill Common and a level walk to village amenities
- Pretty communal gardens and parking
- Well presented accommodation
- Excellent local amenities and regular bus service

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. 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: C



## 18 Russel Court Main Road

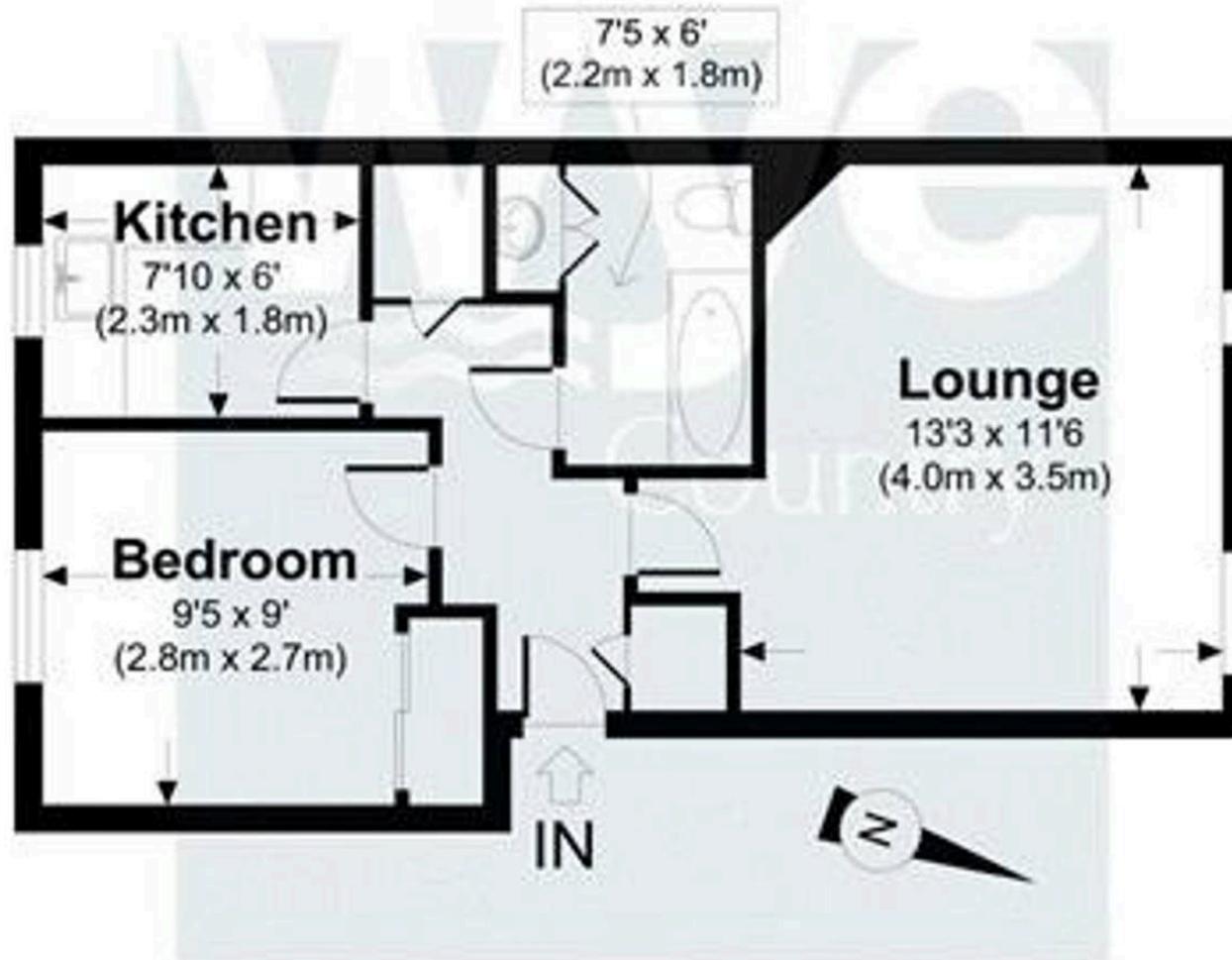
Naphill, High Wycombe

A well presented first floor retirement apartment for the over 60's offering light and airy accommodation with double glazing and gas fired central heating.

A well presented first floor retirement apartment for the over 60's offering light and airy accommodation with double glazing and gas fired central heating. Accommodation in brief: entrance hall, kitchen, living room, bedroom, bathroom, ample parking, communal gardens, No onward chain.

Naphill is a popular Chiltern Village with a good range of facilities for day to day needs, including a Post Office, mini-market, florist, active village hall and coffee shop, two public houses, plus an excellent bus service. There are numerous country walks and bridleways through the area's famed Beech woodland. For a more comprehensive range of facilities, the town of High Wycombe lies 4 miles distant, and it is here that the commuter can join the M40 motorway and then the M25 network. Rail links can be found at High Wycombe, Saunderton (3 miles) and Princes Risborough (4 miles)





Russel Court, HP14 4RP

APPROX. GROSS INTERNAL FLOOR AREA 388 SQ FT / 36 SQ M.

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## The Wye Partnership Prestwood

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