



28 Russel Court Main Road, Naphill - HP14 4RP

Guide Price £150,000

 **TIM RUSS**
& Company



- One-bedroom first floor retirement apartment (over 55s)
- Located in the sought-after Chilterns village of Naphill
- Pleasant outlook over well-maintained communal gardens
- Residents' parking available
- On bus route between High Wycombe and Aylesbury via Princes Risborough
- Double bedroom, sitting room, separate kitchen and bathroom
- Scope for modernisation and personalisation
- No upper chain for a straightforward purchase

Naphill is a sought-after Chilterns village surrounded by attractive countryside and Naphill Common, ideal for walking. The village offers pubs, a café, community hall and primary school, with a regular bus route between High Wycombe and Aylesbury via Princes Risborough. Nearby High Wycombe and Princes Risborough provide wider amenities and rail links to London Marylebone.



A one-bedroom first floor retirement apartment for the over 55s, ideally situated in the popular village of Naphill. The property enjoys a pleasant outlook over well-maintained communal gardens and benefits from residents' parking. Conveniently located on the bus route between High Wycombe and Aylesbury via Princes Risborough, the apartment offers both comfort and accessibility.

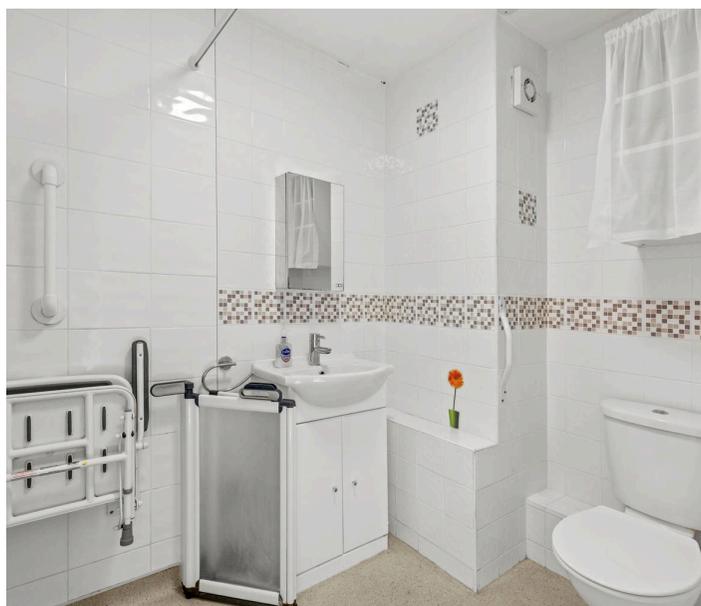
The accommodation comprises an entrance hall, sitting room, separate kitchen, bathroom and a double bedroom. The property would benefit from a degree of personalisation, presenting an excellent opportunity for a buyer to update and make it their own. Offered to the market with no upper chain, allowing for a straightforward purchase.

Council Tax band: B

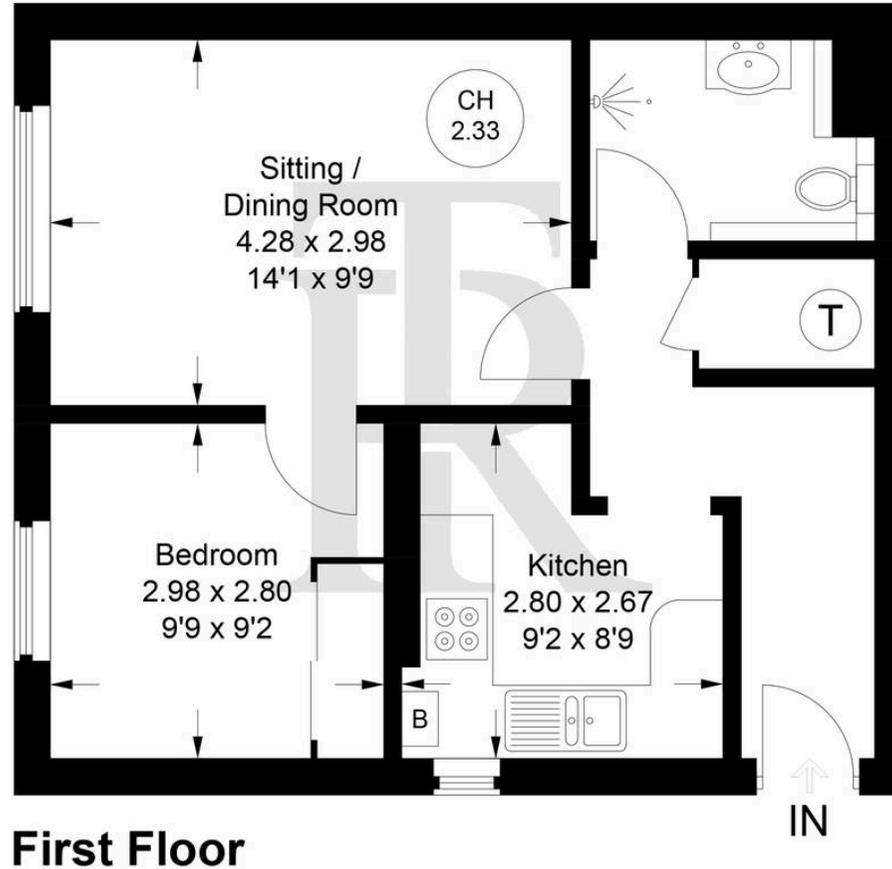
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



CH
2.33 = Ceiling Height



First Floor

28 Russel Court, HP14 4RP

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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