

JNP



18 Chiltern Lodge, Longwick Road, Princes Risborough HP27 9EP

£450,000 *Leasehold*

Retirement apartment for over 60's

- Two Double Bedrooms
- Upper Ground Floor Apartment
- Lift Access
- Large Balcony
- Ensuite & Walk-in Wardrobe
- 24 Hr Careline Support
- Resident Parking
- Communal Lounge & Coffee Bar
- Over 60's Retirement Development
- Short Walk To Town Centre
- EPC: B



Enjoy a pleasant outlook from your own balcony on this upper ground floor retirement apartment. The property boasts two fantastic sized double bedrooms with a walk-in wardrobe and ensuite shower room to the main bedroom. The living room has plenty of space for seating and dining areas with a door leading out to your own great size balcony. The kitchen is well appointed with integrated appliances and there is a separate modern bathroom.

Maintenance: £5,052.82 per annum to May 2024

Ground rent: £625 per annum

Lease term 999 years from 1st June 2018

The development boasts a large owners lounge with communal coffee bar which hosts various entertainment activities organized by the resident lodge manager. There is also a guest suite with en-suite shower room for visiting family and friends - available at a small charge. Externally, the communal gardens have been expertly landscaped with an expanse of lawn, shrub borders and communal seating areas.

Located in the heart of Princes Risborough with access to the High Street and its comprehensive shopping facilities, restaurants, public houses and library. Nearby you will find the Princes Risborough Leisure Complex and train station with train routes into London.

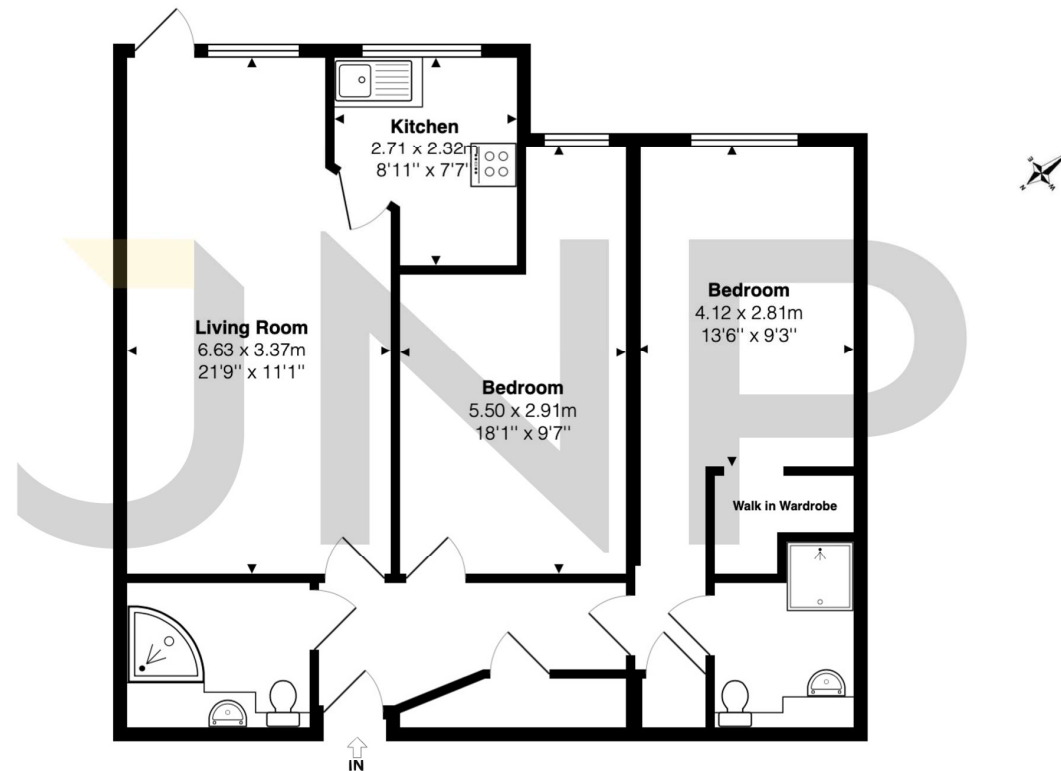
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.





The approximate total area for the elements of the property represented on the floorplan is 74 SqM (798 Sq.Ft)

Chiltern Lodge, Longwick Road, Princes Risborough, Buckinghamshire, HP27 9EP

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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