



Goodearl Place
Princes Risborough
Buckinghamshire
HP27 9EN

Offers Over - £325,000

Lease Length – 121 Years
Annual Service Charge - £1550
Annual Ground Rent - £395

A well presented & stylish two bedroom first floor apartment offering open plan living with a contemporary interior. The property is located within the highly sought after town of Princes Risborough and is within a short walk of the mainline train station linking directly to London, Marylebone.

The property accommodation comprises of the following, entrance hallway with storage cupboard, good sized open plan living, diner and kitchen with French doors which opening out to a Juliette balcony. The kitchen is well appointed and benefits from waist height and eye level cupboards and fitted appliances which include fridge / freezer, dishwasher and washing machine. There are also two good sized bedrooms, one with fitted wardrobes and a modern bathroom with bath and over head shower.

The property is positioned within a small block with a total of only 3 apartments and is located on the top floor, set by itself with no neighbours.

The apartment is positioned within a executive development originally built in 2018 by W.E BLACKS and is within walking distance of the main line train station. There is a coded gate which allows you to walk through to the train station in approximately a 2 minutes.

Other notable features include, mains gas central heating system and double glazed windows throughout and one allocated parking space.



Princes Risborough

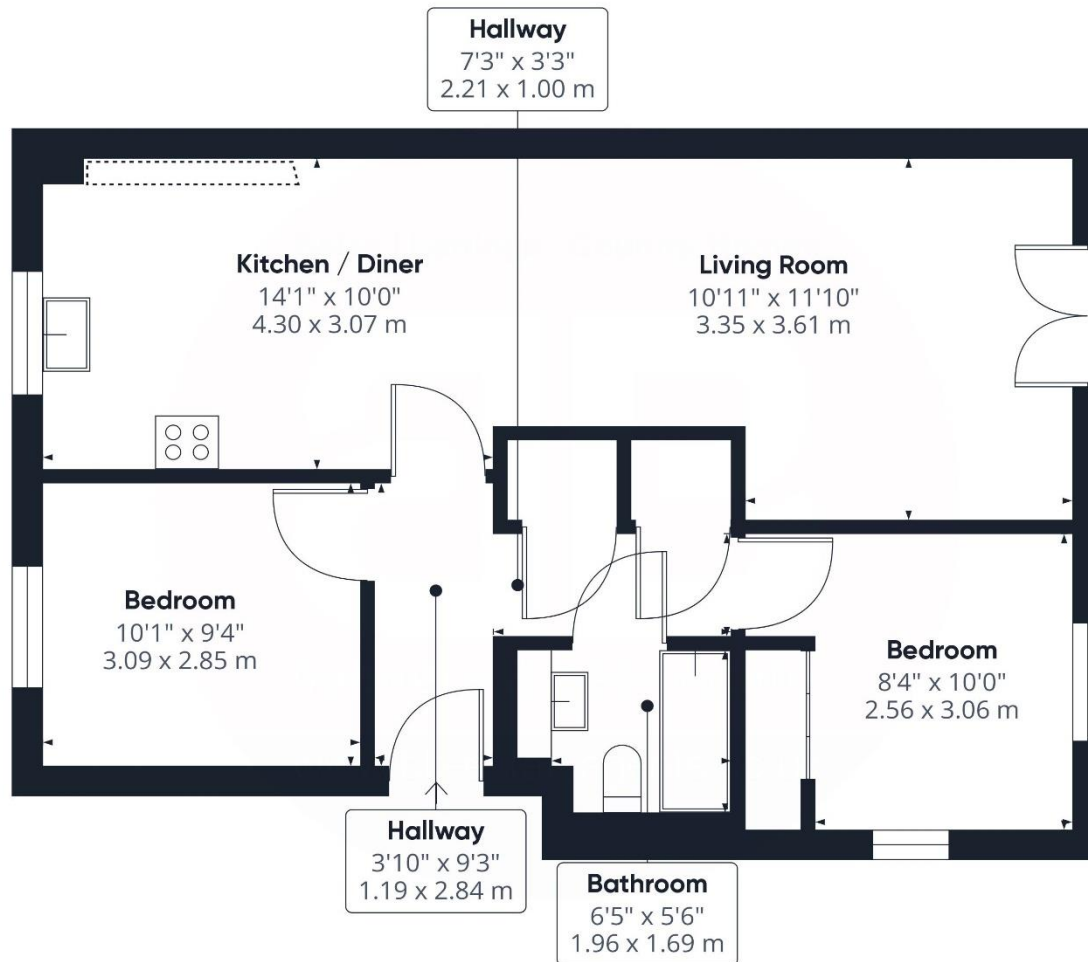
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.



EPC RATING - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

662.92 ft²
61.59 m²

Reduced headroom

3.96 ft²
0.37 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,
Buckinghamshire, HP27 0AX

01844 343611

www.bb-estateagents.co.uk

