



CHILTERN
LODGE

Chiltern Lodge

Princes Risborough



bonners & babingtons

Chiltern Lodge, Princes Risborough, Buckinghamshire, HP27 9EP

Guide Price - £250,000

This modern ground-floor apartment benefits from a bright and airy sitting room, with a large window and door leading out onto a patio area which is surrounded by well-maintained gardens. The property is fantastic for those over the age of 60 looking for a home that offers total convenience. The living space is well-proportioned and has ample space to accommodate a sofa, a coffee table, and a TV unit.

Neutral painted walls, white skirting, and grey carpets create a modern and fresh look that perfectly complements the contemporary feel of the apartment.

The kitchen is open to the sitting room and has been designed with modern living in mind. It features plenty of worktop space and integrated appliances, including a hob, fridge, freezer, washing machine and an oven. The room is well-lit, thanks to a large window that offers lovely views of the surrounding greenery.

The bedroom is a good-sized double, with plenty of space for a bed, wardrobe, and a chest of drawers and benefits from a walk-in wardrobe with fitted shelves and clothing rails. There is an additional storage cuboard in the hallway ideal for your home necessities, coats and shoes.

A well-appointed bathroom completes the internal accommodation. It boasts an overhead walk-in shower, a washbasin with a mixer tap and a WC. The room has been fitted with an Apello care line system. This is also located within the touch-screen tablet built into the hallway wall. This is a 24/7 monitored system and allows owners to call for assistance. Care bracelets can also be requested.

The hallway tablet allows communication with other apartments and provides an entryfone system to talk to people calling at the main door and the ability to 'buzz' them in rather than walking to the main door. The tablet also allows for the setting of the apartment alarm, with sensors in the lounge and bedroom.

Additionally, the apartment enjoys benefits such as a ground source heat pump which is maintained by Chiltern Lodge, good storage throughout and off-street parking. The apartment is only minutes away from local amenities and scenic walks are within easy reach. Chiltern Lodge also benefits from, a common area for residents, and a lodge manager.





Princes Risborough

Princes Risborough is a charming and picturesque market town, situated in Buckinghamshire, with excellent transport links to the surrounding areas. The town boasts a range of amenities for all your daily needs, including supermarkets, boutique stores, restaurants, coffee shops, and pubs.

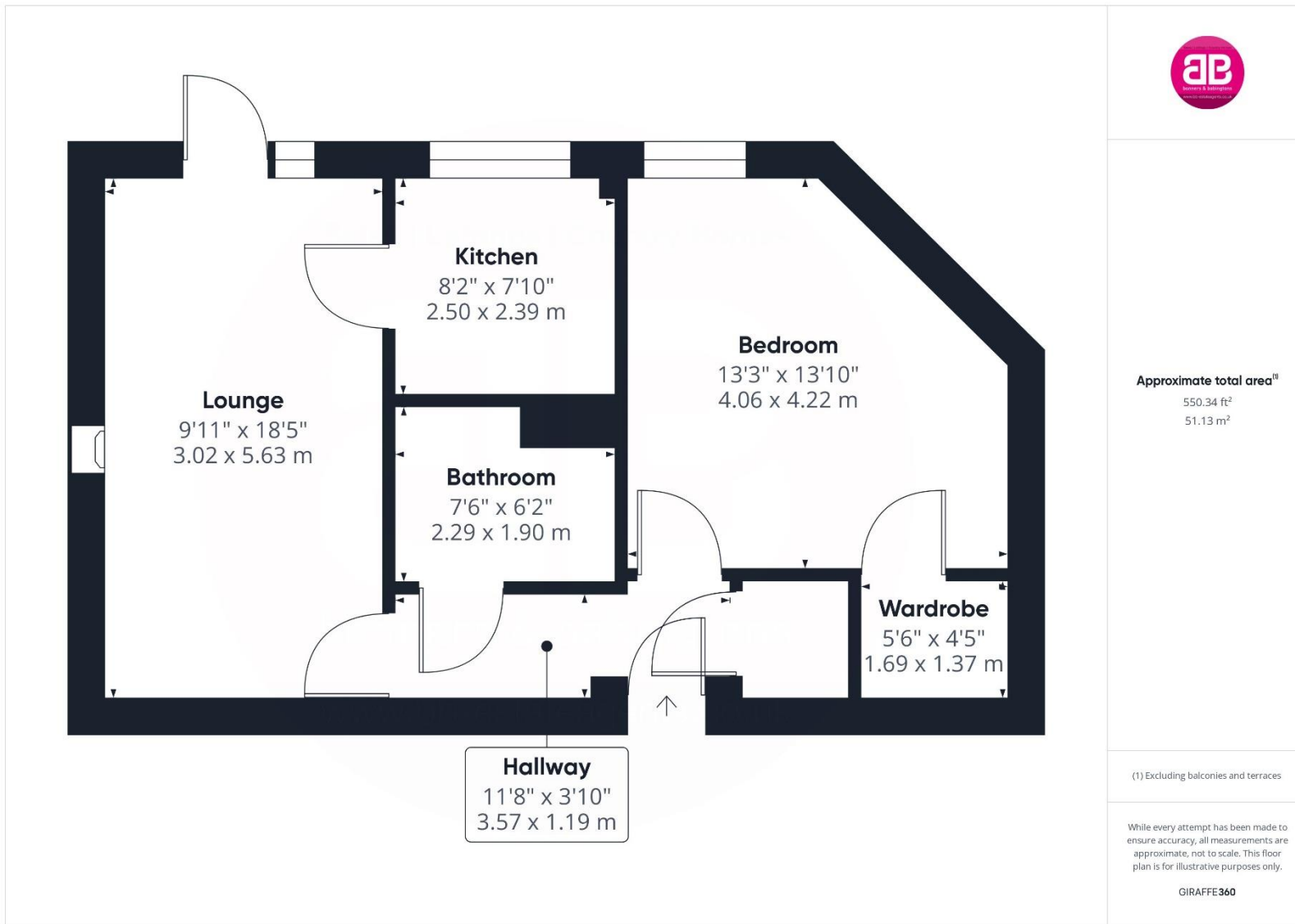
The town is surrounded by stunning countryside that provides ample opportunities for walking and cycling, with the famous Ridgeway footpath passing nearby. The Chiltern Hills, an Area of Outstanding Natural Beauty, is just a stone's throw away, and you'll love spending your weekends exploring the quaint villages and rolling hills of the region.

Princes Risborough is also famous for its rich history and cultural heritage. The town's history dates back to Roman times, and it was an important market town during the Tudor period. St Mary's Church, the Grade II listed Market House, and the Manor House are just a few examples of the town's charming and historic landmarks.

If you're looking for some entertainment, the Princes Risborough Golf Club offers a beautiful course and a range of social activities. The town also has a fantastic community centre that hosts a diverse range of events, from music gigs, comedy nights, and theatre performances, to craft fairs and food festivals.

EPC RATING – B

COUNCIL TAX BAND - C



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