



bannars & balingtons

Peel Court  
Princes Risborough

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Princes Risborough  
Buckinghamshire  
HP27 9EZ

Guide Price - £170,000

Bonnors & Babingtons are delighted to offer this first floor retirement property for the over 55's. The property is located centrally within the town of Princes Risborough with excellent amenities and transport links all within a short walk of the property.

The property accommodation comprises of the following, entrance hallway, good sized living room / diner leading with a nice view over looking to local park, a modern separate kitchen with waist height and eye level cupboards, double bedroom with built in wardrobes and a modern shower room with walk in shower.

Outside there are communal gardens for all to enjoy and a car park with allocated parking for one car.

Other notable features include, electric heating system and double glazed windows.

Service Charge - £500 (Half Yearly)

Ground rent - £250 (Yearly)

Lease Length – 72 Years





## Princes Risborough

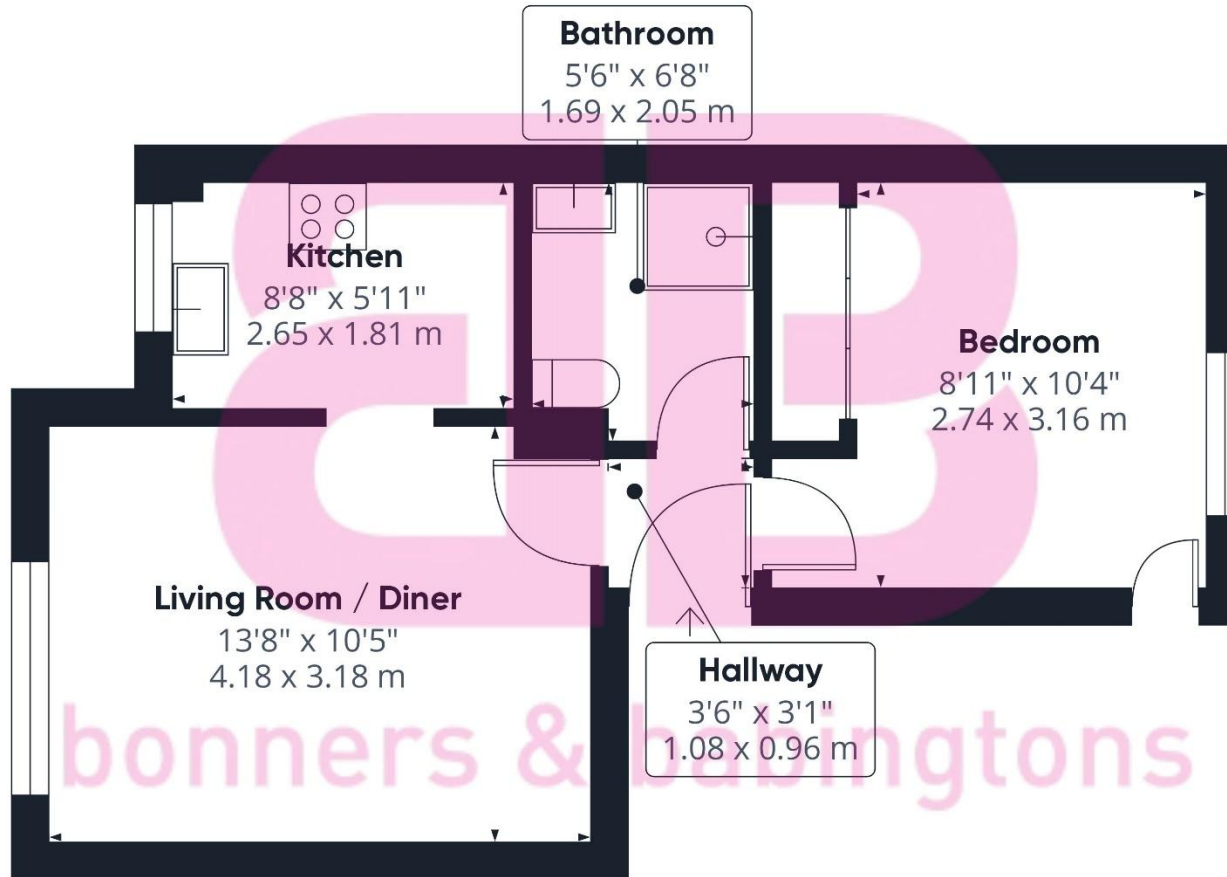
The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within 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.



**Council Tax Band – C**

**EPC RATING – B**



Approximate total area<sup>(1)</sup>  
348.87 ft<sup>2</sup>  
32.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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

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