



Eaves

Court



bonners & babingtons

Eaves Court, The Retreat  
Princes Risborough



# Eaves Court The Retreat Princes Risborough HP27 0EQ

Offers Invited £200,000

Eaves Court is an exclusive, purpose-built retirement development, thoughtfully designed for independent individuals seeking a secure, low-maintenance lifestyle with the added benefit of flexible care and support.

Situated in the heart of the picturesque market town of Princes Risborough, this modern development offers the perfect blend of comfort, community, and convenience. With a wide range of shops, local services, cafés, and beautiful open green spaces just a short stroll away, residents are ideally placed to enjoy everything this charming Buckinghamshire town has to offer.

This well-presented apartment features a bright lounge with access to a private balcony overlooking landscaped gardens, a modern kitchen with integrated appliances, a spacious double bedroom, and a stylish walk-in shower room for easy-access bathing.

Each apartment within Eaves Court has been designed with ease of living in mind, offering contemporary interiors, accessible layouts, and high-quality finishes throughout. The development itself provides peace of mind, thanks to 24-hour emergency call systems, on-site care support, and professional maintenance services – allowing residents to enjoy their retirement without the burdens of property upkeep or isolation.

A vibrant and sociable community is at the heart of life at Eaves Court. Residents benefit from an exceptional range of shared facilities, including a stylish café/bistro, welcoming residents' lounge, hair and beauty salon, and a dedicated cinema room for film evenings and events. Regular activities, social events, and opportunities to connect with neighbours foster a warm and inclusive atmosphere for all.

Whether you're downsizing, seeking peace of mind for the future, or simply want to enjoy a more relaxed and supported way of life, Eaves Court offers the ideal setting to enjoy an independent lifestyle with just the right level of care when needed.







## Princes Risborough

The 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.

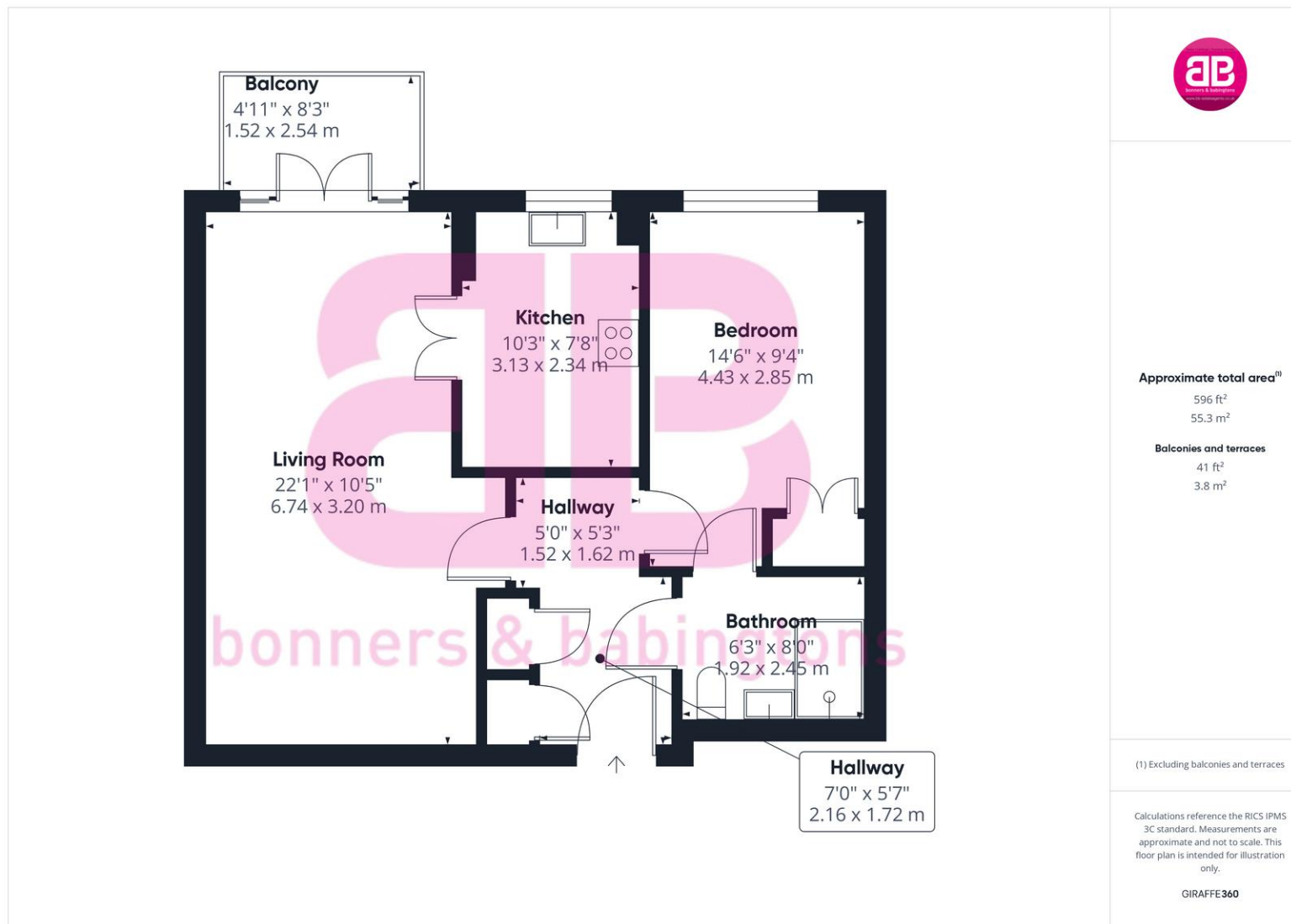
Tenure: Leasehold

Council Tax Band: C



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| 92-100                                      | A |         |           |
| 81-91                                       | B |         |           |
| 69-80                                       | C |         |           |
| 55-68                                       | D |         |           |
| 49-54                                       | E |         |           |
| 41-48                                       | F |         |           |
| 35-40                                       | G |         |           |
| Not energy efficient - higher running costs |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| 34-37                                                           | A |         |           |
| 29-33                                                           | B |         |           |
| 25-28                                                           | C |         |           |
| 22-24                                                           | D |         |           |
| 20-21                                                           | E |         |           |
| 17-19                                                           | F |         |           |
| 15-16                                                           | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |



#### 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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