

Thame

1 Whitehound | Upper High Street | Thame | OX9 3EG



Price £295,000

ACCOMMODATION

A delightful 2 storey apartment in Thame
Open sitting room/kitchen on first floor
Doors & balcony overlooking gardens
Kitchen area with integrated appliances
Breakfast bar with space for bar stools
Two bedrooms situated on ground floor
Bathroom with shower over bath
Gas central heating
Gated communal gardens with seating
Offered For Sale with NO ONWARD CHAIN



A delightful two bedroom apartment set over two floors with contemporary open plan kitchen / sitting room / dining area situated on the first floor with French doors to balcony and overlooking the gated landscaped rear gardens. The kitchen area has a breakfast bar and integrated appliances. There is a triple aspect to this area making it a light and airy space with underfloor heating on both levels. On the ground floor there is a



main bedroom with rear aspect and a single bedroom to the front as well as a bathroom with shower over the bath. Within the hallway there are under stairs storage cupboards and an airing cupboard the housing for washing machine. Externally there are communal gardens to the rear which are accessed through a locked gate. The gardens are well maintained and landscaped with seating areas as well as a bike and bin store.

*****FIRST YEARS MAINTENANCE CHARGES AND GROUND RENT PAID*****

KEY FEATURES

- Whitehound is a unique development built in 2012 by a local developer
- Built to a high specification with underfloor heating on both floors
- Walking distance to Thame's vibrant High Street and local amenities
- Excellent rail links from Thame & Haddenham Railway Station
- Regular bus service to Oxford and Aylesbury via Haddenham Station
- Maintenance Charge: £1,961 p.a. Ground Rent £250.00 p.a. 112 years lease
- Please call Colombs on 01844 214421 to arrange a suitable time to view



THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

Thame is nicely positioned for the commuter with Haddenham station being a five minute drive from Thame and provides a direct route to London Marylebone in some 36 minutes whilst the M40 motorway is a short drive from Thame

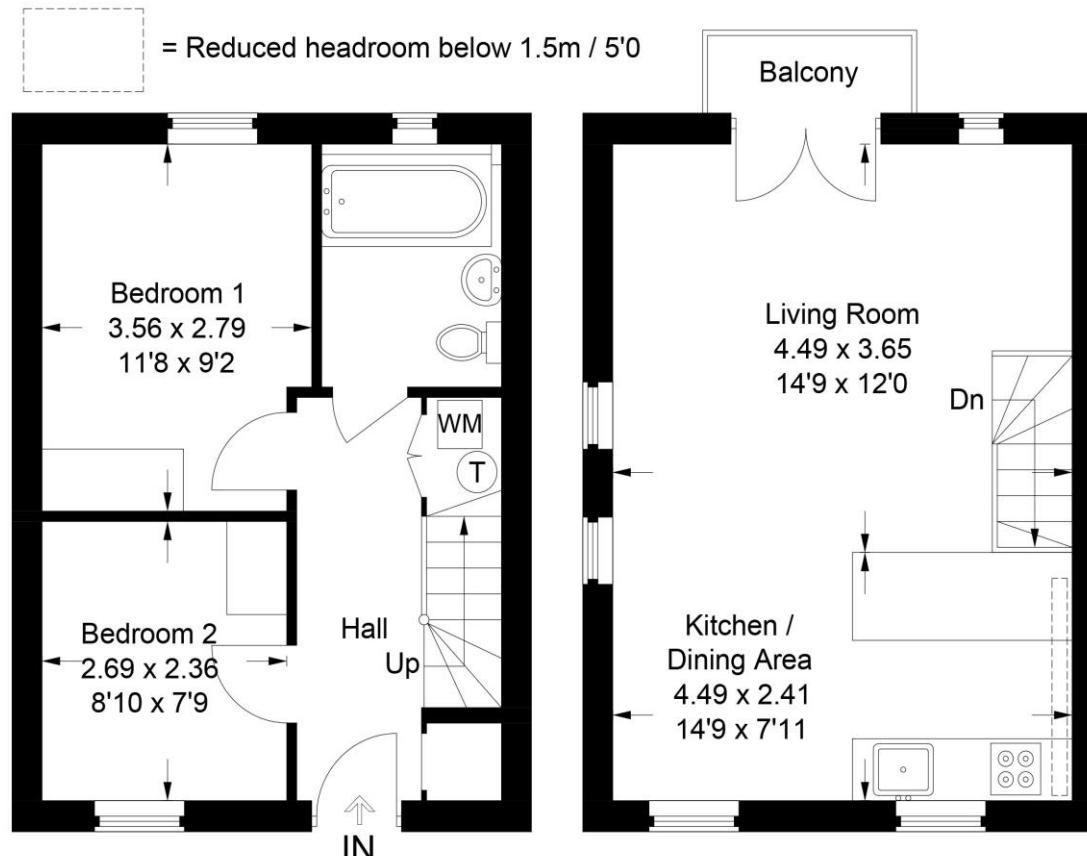
Local Authority – South Oxfordshire District Council

Council Tax - D

EPC - C

1 Whitehound

Approximate Gross Internal Area
Ground Floor = 29.3 sq m / 315 sq ft
First Floor = 29.4 sq m / 316 sq ft
Total = 58.7 sq m / 631 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for For Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Colombs