



Claremont Place
Chinnor



bonners & babingtons

Claremont Place Chinnor OX39 4FX

Guide Price £265,000

A fabulous 2 bedroom second floor apartment with video entry system offering a stylish contemporary interior with superb Grohe bathroom, well appointed kitchen with integrated appliances, solid wood flooring and carpeted throughout.

Outside there is allocated parking, communal reception space and sizable sun terrace.

The property also benefits from gas central heating, double glazing and building guarantee.

Offered Chain free.

Leasehold 119 years remaining
Ground Rent £250 PA
Service Charge £1500 PA
Council Tax Band C
EPC Rating B

Situated in the heart of this South Oxfordshire village of Chinnor is ideally positioned for those looking to live in a thriving local community.





Location

Situated in the heart of this South Oxfordshire village of Chinnor is ideally positioned for those looking to live in a thriving local community. There are a number of public houses nearby, including the award winning Sir Charles Napier which is approximately 2.5 miles

from the door, a pharmacy, butcher, baker, Coopertative and GP and dental practices to name but a few. For those who enjoy the outdoors, there are a number of beautiful walks to be found nearby. Nationally protected for its landscapes, charming villages, historic attractions and wildlife, the Chilterns Area of Outstanding Natural Beauty is one of the most stunning areas of countryside in the UK.

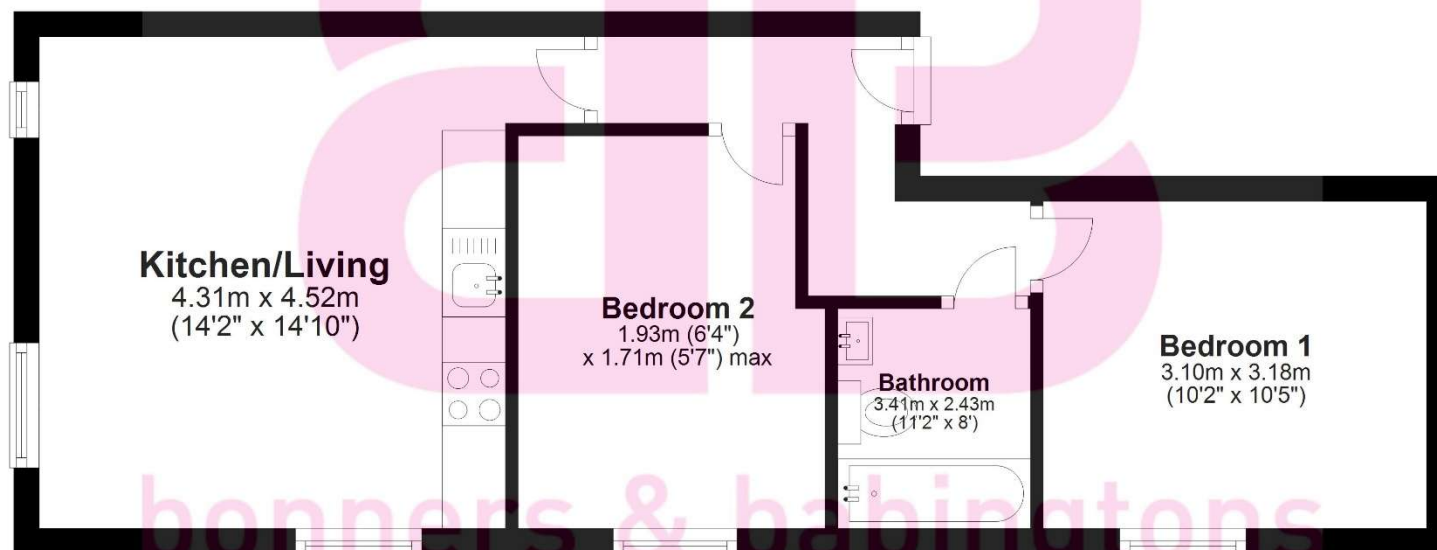
For those looking to travel further afield, access to the M40 Junction 6 is approximately 3.5 miles away, the Haddenham and Thame Parkway and Princes Risborough railway stations provide direct access to London Marylebone in under approximately 36 minutes. Chinnor is conveniently situated approximately four miles from the historic market town of Thame, with its array of amenities including a Waitrose and Sainsburys supermarket, cafes, restaurants and boutique shops.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B	82	82
(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	

Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 40.5 sq. metres (435.7 sq. feet)

This floorplan is not to scale. it is to be used for guidance and illustrative purposes only.

Accuracy is not guaranteed.

Plan produced using PlanUp.

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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