

# Thame

6a Essex Court | Essex Road | Thame | OX9 3LT

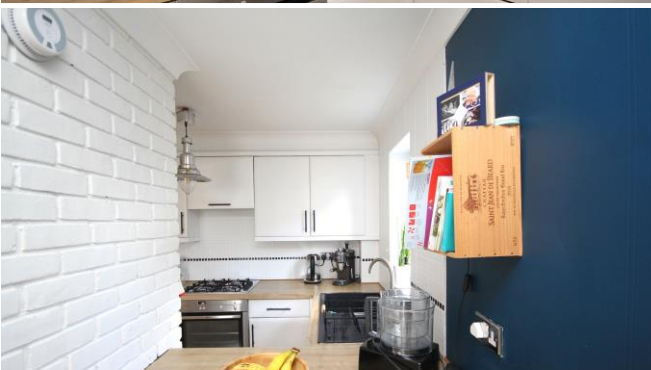




Price £290,000

## ACCOMMODATION

Entrance hallway opening to sitting area  
Delightful open plan sitting / dining room  
Patio doors to a communal garden area  
Fitted kitchen area with window to side  
Built in oven & hob & space for appliances  
Main bedroom with large bay window  
Well appointed second bedroom  
Bathroom with shower over bath  
Allocated parking space to the front  
Situated in a quiet residential location



A stylish and well presented two bedroom ground floor apartment situated in Essex Road. The property has been greatly improved by the current owner with new flooring throughout the main rooms. From the front door there is an entrance hallway which opens through to the light and airy sitting / dining room with feature fireplace housing a coal effect fire and patio doors opening to the garden area. The room also benefit from a useful storage cupboard. From the sitting room the kitchen area benefits from a window to the





side and has a range of base and wall units with built in oven with separate gas hob and space for washing machine and fridge / freezer. The inner hallway has doors opening to the bathroom which has an electric shower over the bath, the spacious main bedroom with a wide bay window which the vendor cleverly utilizes this space as a home office. Ther is also a good sized second bedroom. Externally there is an allocated parking space immediately to the rear of the property and an open communal garden area. The property is well presented throughout, and an early viewing is highly recommended. Please call Colombs on 01844 214421 to arrange.

## KEY FEATURES

- A spacious two bedroom ground floor apartment in a quiet position
- Within walking distance of Thame High Street and local amenities
- In catchment area for John Hampden Primary School
- Easy access to the M40 for London, Oxford and Birmingham
- Short drive to Haddenham & Thame station to London Marylebone
- Remaining length of Lease – 154 years. Ground Rent - £153 per annum
- Service Charge - £941 per annum (£76 per month).



## 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. Haddenham station is some 5 minutes' 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.

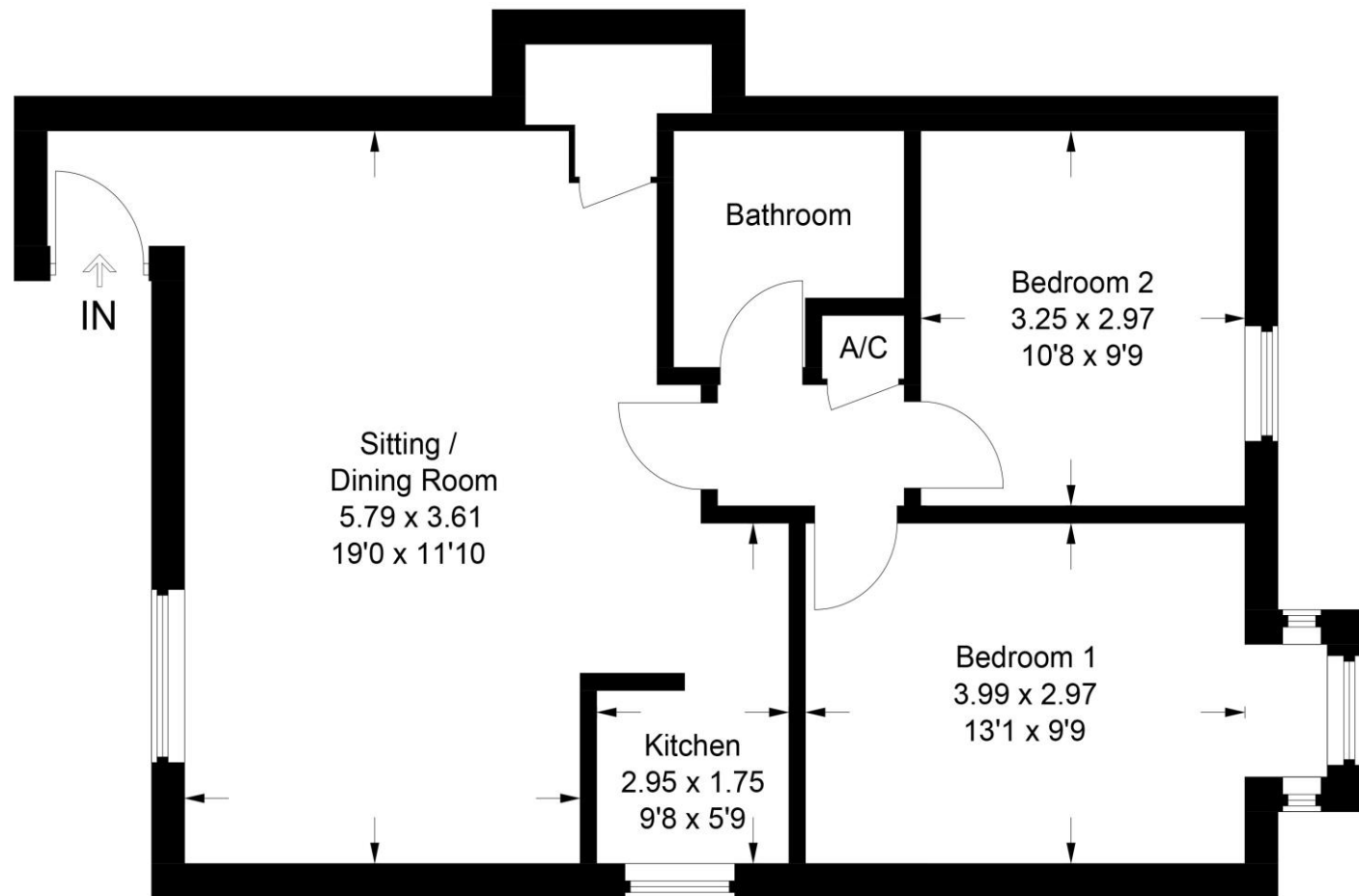
Local Authority – South Oxfordshire District Council

Council Tax - B

EPC - D

## 6A Essex Court

Approximate Gross Internal Area  
64.8 sq m / 697 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.

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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.