

# Thame

47 Berkeley Road | Thame | Oxon | OX9 3TN





Price £190,000

## ACCOMMODATION

Light and spacious 2 bedroom apartment  
Situated at the end of a cul de sac  
Entrance hall and large storage cupboard  
Well appointed sitting / dining room  
Fitted kitchen with window to the front  
Good sized bedroom with wardrobes  
A further second bedroom  
Bathroom with white suite and window  
Delightful setting with communal garden  
Parking space in car park to the side



A well presented two bedroom ground floor apartment which is ideally situated in a quiet position at the end of a cul de sac with lawned communal areas to both the front and rear. The property has its own front door with hall and large storage cupboard. The sitting/dining is light and spacious with large picture window



The kitchen is accessed from the sitting room and is fully fitted with built in cooker and gas hob and window to the front. The main bedroom is particularly spacious with a range of built in wardrobes and window overlooking the communal gardens to the rear. There is a further second bedroom also with a rear aspect and a bathroom which has a white suite and shower over the bath and window to the side. Externally the communal gardens are spacious being mainly laid to lawn with mature trees. Parking is available in the car park to the side of the block

## KEY FEATURES

- Tranquil position, surrounded by delightful communal grounds
- Walking distance to Barley Hill School as well as Thame High Street
- Regular bus service to both Oxford & Aylesbury via Haddenham Station
- New Glow Worm gas combi boiler fitted May 2025 with 5 year warranty
- Length of Lease 51 years. Service Charge £1,200 p.a. Ground Rent £50 p.a
- Offer For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view



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## THAME

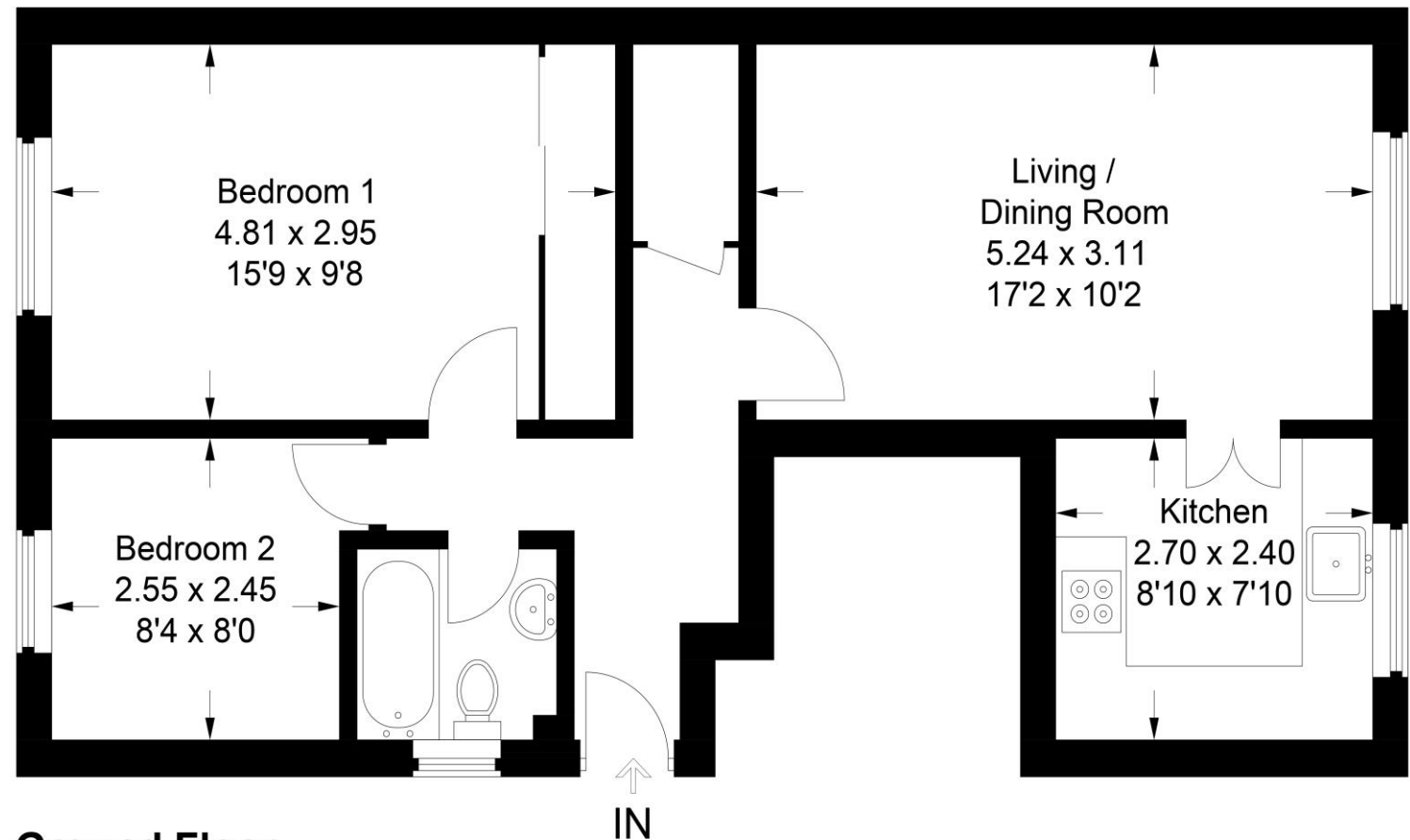
Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional 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 - b

EPC - D

Approximate Gross Internal Area  
56.1 sq m / 604 sq ft



**Ground Floor**

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.