



35 COTTS FIELD
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



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A BEAUTIFULLY PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM APARTMENT POSITIONED WITHIN A SHORT STROLL OF THE RAILWAY STATION

GUIDE PRICE £275,000



The Property

This fine and substantial first floor apartment is presented in lovely order throughout. The entrance hall is of a good size and has two storage cupboards. Very useful. Special mention must be made of the bedrooms. Especially the principal. Its of an exceptional size and has a range of built in wardrobes. The guest bedroom will not disappoint either. A well-appointed bathroom compliments these lovely bedrooms. The open plan living/kitchen/dining space is once again an exceptional size and enjoys light flooding in from three large windows. The kitchen area has an extensive range of fitted wall and base units with a lovely amount of work surfaces for food prep. There is plenty of room for dining and to cozy up on the sofas on a chilly evening. This apartment has so much to offer and is only a very short stroll to the railway station.

Outside

There is driveway parking for one motor vehicle which is found to the front of the property. door from the ground floor lobby will give access to a substantial communal garden which is laid to lawn and enjoys a sunny aspect.

Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame is

just three miles away and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone and Oxford (around 40 minutes and 30 minutes, respectively). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors as well as many country walks

Post code for SatNav: HP17 8NN

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

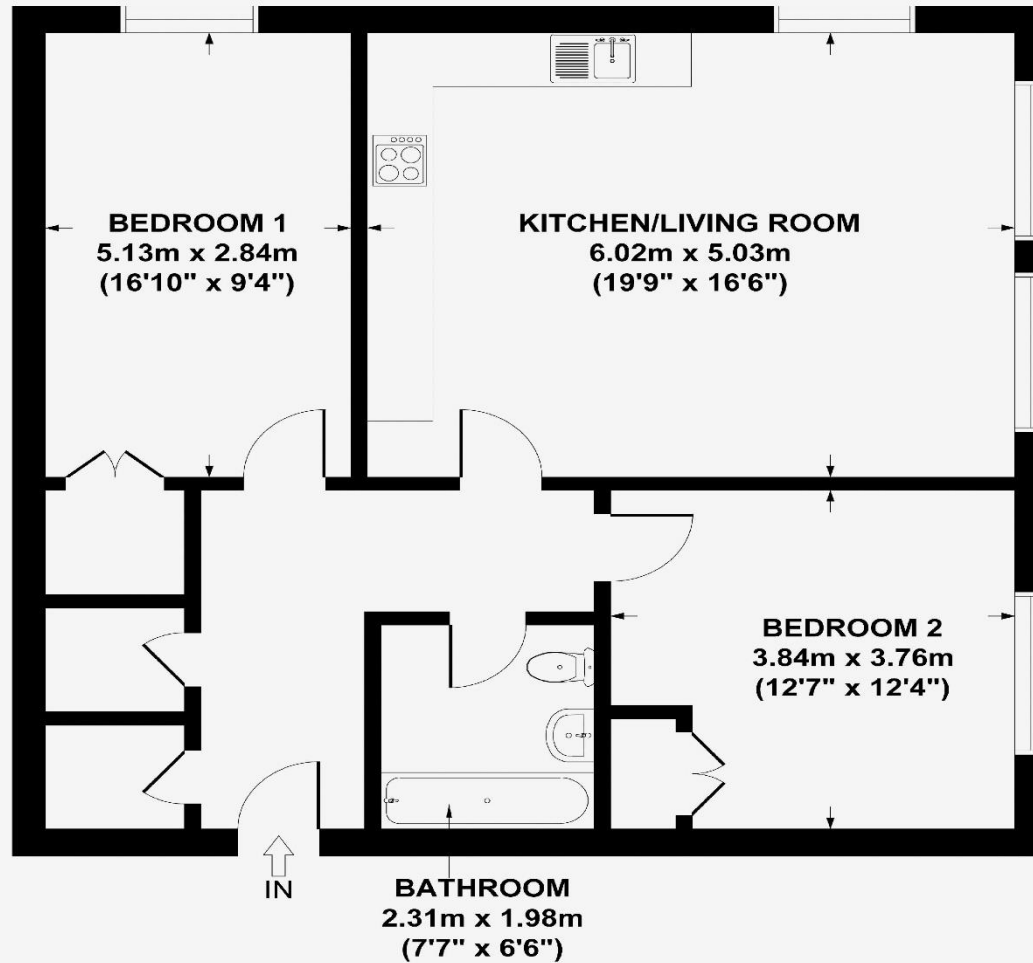
- **Council Tax Band - C**
- **EPC Rating – B**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** – LEASEHOLD 99YEAR LEASE FROM

2014. 89 YEARS REMAINING

- **SERVICE CHARGES**
- **Ground rent £150,00 per year currently**
- **Service charges £204.00 per month**

Ref: TH/3247





GROSS INTERNAL
FLOOR AREA 81 SQ M 875 SQ FT

COTTS FIELD, HADDENHAM, AYLESBURY, BUCKINGHAMSHIRE, HP17 8NN
APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 875 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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