



Phoenix Court, Thame - OX9 3HQ

Guide Price £295,000

 **TIM RUSS**  
& Company





## Phoenix Court

Thame, Oxfordshire

- Two Bedrooms
- Ground Floor
- Direct Access to Garden
- No Onward Chain
- 999 Year Lease
- Modern Interiors
- Allocated Parking
- Entry Phone System
- Bin & Bicycle Store





# Phoenix Court

Thame, Oxfordshire

A ground floor apartment set in a development of just 12 properties. The accommodation comprises of entrance hall, sitting room with a large bay window, modern fitted kitchen open to the sitting room with a host of cupboards and built in appliances including dish washer and fridge freezer. The master bedroom benefits an en-suite shower room, the second bedroom has direct access to the garden, and a modern bathroom suite. Internal storage is provided by two hall cupboards and access to the property is via an entry phone system.

## Outside

The property looks out onto the communal garden and as mentioned has direct access from the apartment. (This property is the only apartment to have direct access to the communal garden). There is also allocated parking and convenient bin & bike store.

## Additional Information

Tenure - Leasehold, 999 years from 2009

Ground Rent - £200.00 per annum

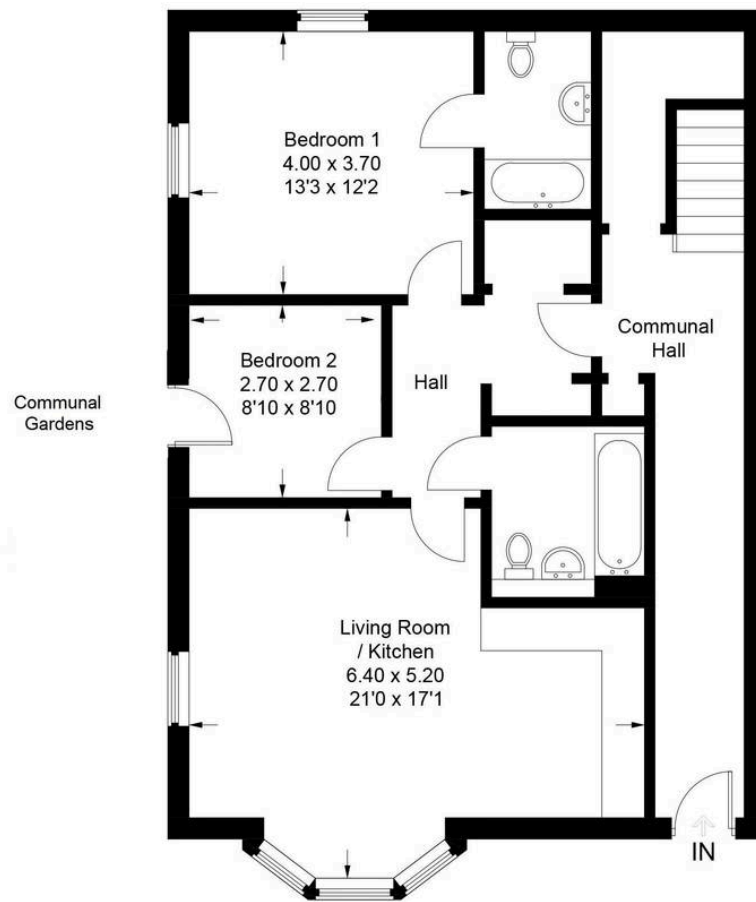
Service Charge - £115.00 per month

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Ground Floor**

## Phoenix Court

Approximate Gross Internal Area = 88.1 sq m / 948 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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