



Chalgrove Road, Thame - OX9 3TF

Guide Price £215,000

 **TIM RUSS**
& Company



Chalgrove Road

Thame, Oxfordshire

- TWO BEDROOM FIRST FLOOR FLAT WITH EXCELLENT ACCESS TO THE VIBRANT TOWN CENTRE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- FANTASTIC AMOUNT OF STORAGE AVAILABLE AND A LOFT ACCESS
- BRIGHT AND AIRY SITTING ROOM ENJOYING VIEWS OVERLOOKING OPEN GREEN SPACE 'THE MOATS'
- FITTED KITCHEN AGAIN WITH GREAT VIEWS
- IDEAL FIRST TIME/INVESTMENT PURCHASE
- APPROX 139 YEARS OF LEASE REMAINING



Chalgrove Road

Thame, Oxfordshire

Offered to the market with no onward chain and with a super amount of storage options is this spacious two bedroom first floor apartment, positioned ideally with great access to the vibrant town centre.

Entrance via its own front door, you are greeted by a welcoming entrance hall ideal for storing boots and hanging coats with a useful storage cupboard under the stairs leading to the first floor. All rooms can be accessed via the first floor landing, featuring a bright and airy lounge leading to the fitted kitchen, both of which enjoy views over open green space, 'The Moats'.

Both bedrooms are of a good size with the primary bedroom enjoying a built in wardrobe space and a family bathroom. Access to the loft with two further storage cupboards, one of which houses the hot water tank, are on the landing.

Tenure:- LEASEHOLD - 189 years from 1975.

Approximately 139 years remaining

Ground Rent:- £35 per annum

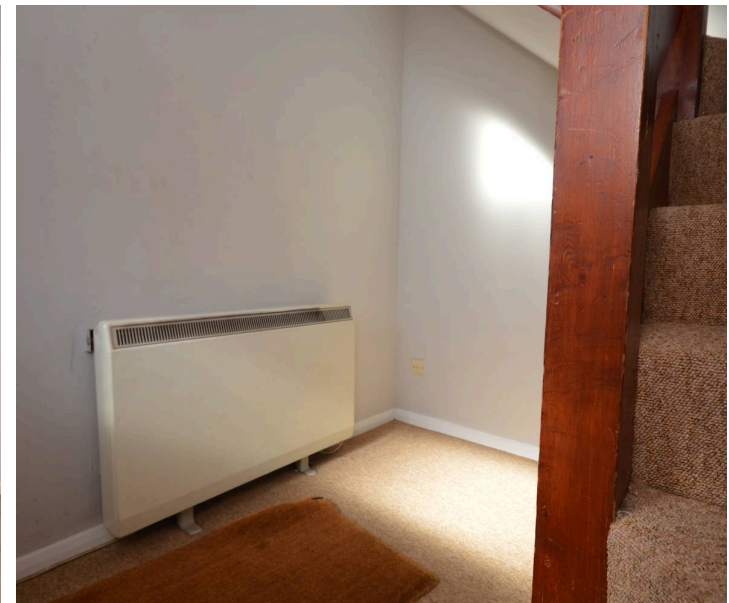
Service Charge:- £250 per annum

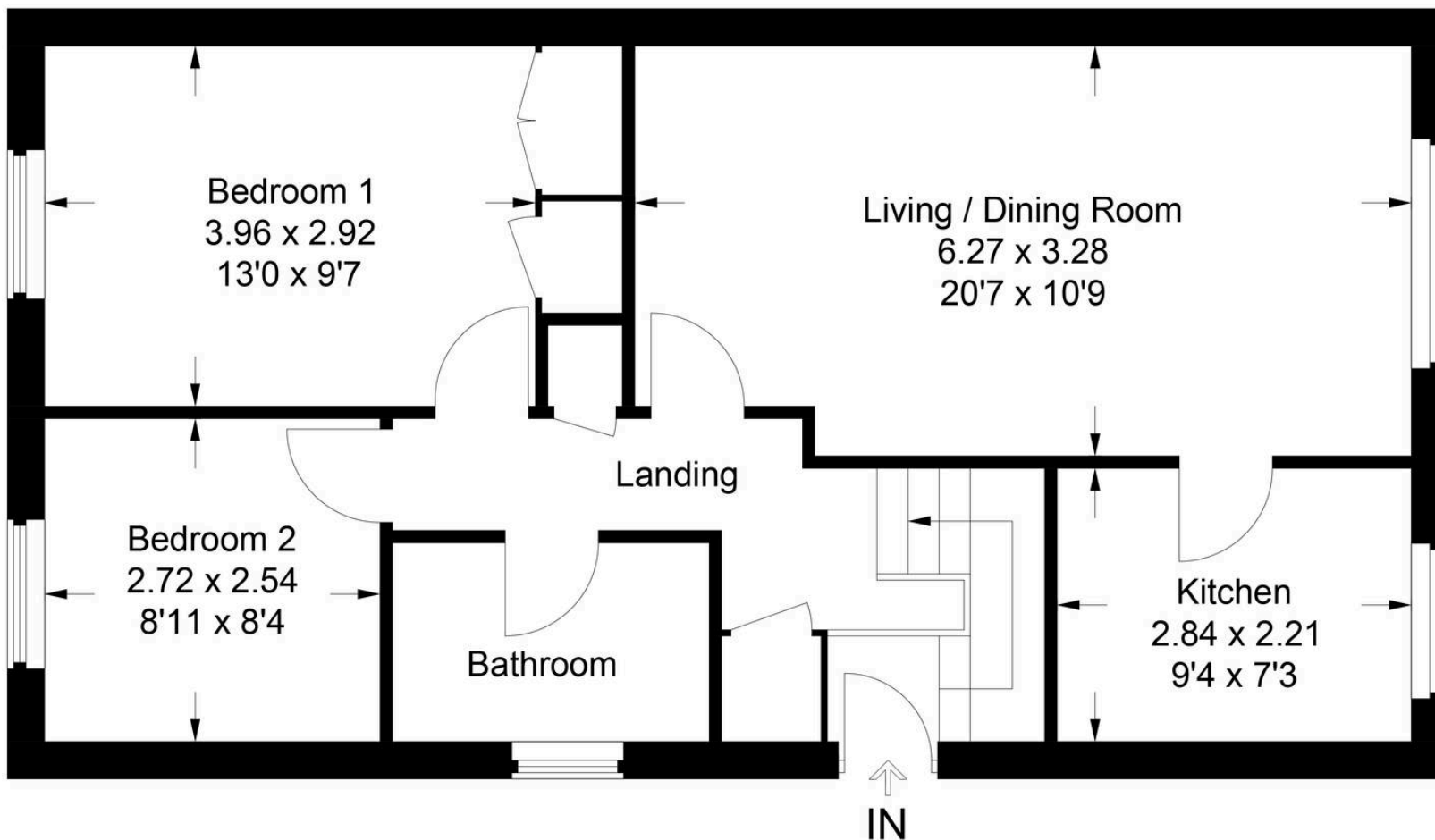
We advise you to confirm this with your solicitor.

Council Tax band: B

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





31 Chalgrove Road

Approximate Gross Internal Area = 61.7 sq m / 664 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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