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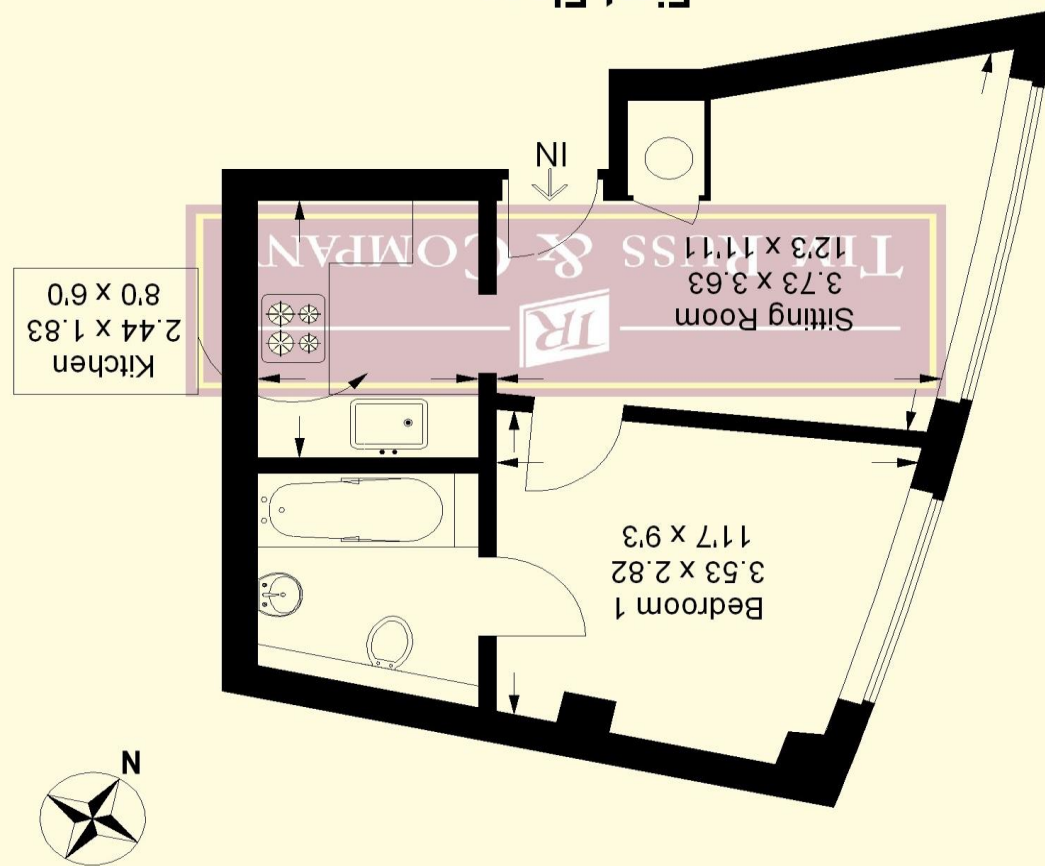
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced for Tim Russ & Co

Approximate Gross Internal Area  
31.0 sq m / 334 sq ft

## Flat 6, Nicholls House

First Floor



### Flat 6 Nicholls House Chinnor

A one bedroom first floor flat with parking in a village location. Ideal for the commuter with good rail and road links to London

**£155,000**







**Flat 6 Nicholls House  
4 Thame Road  
Chinnor  
Oxfordshire  
OX39 4QS**

- Sitting room
- Fitted kitchen
- Double bedroom
- 1<sup>st</sup> floor
- One parking space
- Village location

**LOCATION**

Chinnor village lies close to the foot of the Chiltern Hills approximately four miles to the south of Thame some four miles from the M40. The village offers shops and amenities for day to day needs, there are many countryside walks and bridleways nearby and the "Phoenix Trail" (a pedestrian/cycle nature trail) linking the nearby towns of Thame and Princes Risborough. The larger shopping centres of Thame, Oxford and High Wycombe are all within easy driving distance with Princes Risborough station providing a direct link to London Marylebone in approximately 40 minutes. There is excellent schooling in the area in both the public and private sector.

**DESCRIPTION**

Flat 6 Nicholls House is a well-presented first flat in the popular Oxfordshire village of Chinnor ideal for the commuter, investor or first time buyer. The accommodation comprises of a well-lit sitting room, double bedroom with door to the bathroom and a fitted kitchen. Outside the property there is a courtyard parking area with one space allocated to the Flat. The property is close to local shops and amenities and is offered with no onward chain.



**DIRECTIONS**

From our office in the High Street turn left and continue along the Upper High Street and go straight over the mini roundabout into Park Street and then on to the Chinnor Road. At the next round about go straight across and follow this road into the village of Chinnor. Nicholls house can be found on Thame Road. Nicholls House can be located through an arch way. Flat No 6 is clearly numbered on the doorway.

**MORTGAGE ADVICE**

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

**VIEWINGS**

Strictly by prior appointment.

**REF:** TH/MC/1374

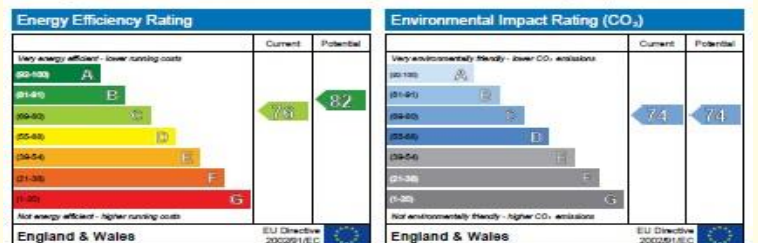
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**Energy Performance Certificate**

Flat 6 Nicholls House 4 Thame Road  
CHINNOR  
Oxfordshire  
OX39 4QS

Dwelling type: Top-floor flat  
Date of assessment: 11 February 2008  
Date of certificate: 13 February 2008  
Reference number: 8208-8894-8410-5096-1283  
Total floor area: 31 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	310 kWh/m <sup>2</sup> per year	314 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year
Lighting	£26 per year	£17 per year
Heating	£89 per year	£95 per year
Hot water	£133 per year	£80 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

