



Croft Road

| Thame | Oxfordshire | OX9 3JE





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Williams Properties are delighted to present this three bedroom duplex Apartment in the market town of Thame, Oxfordshire. The property is well presented throughout and consists of a living room, kitchen, dining room, downstairs shower room, three bedrooms and an upstairs bathroom. Outside benefits from a single garage, a communal parking and use of four low maintenance communal gardens. Viewing comes highly recommended on this lovely home.

Offers in excess of £385,000

## Thame

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events. Thame is located 14 miles east of Oxford, 10 miles south-west of Aylesbury and 47 miles from London. It is well connected to Birmingham and London by the M40 motorway and has excellent road links to Chinnor (B4445), Princes Risborough (A4129) and Bicester (B4011). The Haddenham & Thame parkway train station is located only a three miles from the property.

## Council Tax

Band C

## Local Authority

South Oxfordshire Council

## Services

All main services available

## Maintenance Charge

Share Of Freehold

The monthly maintenance service charge is £95.

## Entrance Hallway

Enter through the front door into this hallway, with doors to a storage cupboard, the downstairs shower room, the third double bedroom and open plan access to the dining area, living room and kitchen. It's comprised of Amtico flooring and fitted lights to the ceiling,







- Popular Location
- Three Double Bedrooms
- Built in Storage
- Great commutable links Via Car/Train/Bus
- Vaulted Ceiling Open Plan Living areas
- Juliet Balcony
- Garage & Parking
- Viewings Highly Recommended

#### **Bedroom**

This bedroom consists of carpeted flooring, a window to the rear aspect, an inset double wardrobe and a wall mounted radiator. Plenty of space for a double bed and other bedroom furniture.

#### **Shower-room**

This downstairs shower-room consists of fully tiled walls, spotlights to the ceiling, a wall mounted radiator, carpeted step to the enclosed shower unit, Amtico flooring laid to the remainder, a low level WC and a sink with a mixer tap.

#### **Kitchen**

The Kitchen consists of tiled flooring, a fitted light to the ceiling, partially tiled walls, a window to the side aspect, a range of wall and base mounted units, an inset sink with draining board and a mixer tap, an oven, electric stove and extractor. Features a range of white goods including a washing machine and an under counter fridge.

#### **Dining Area**

The dining area is open plan to the living area and kitchen and features Amtico flooring and a single light pendant to the ceiling and provides space for a good size dining table and chairs.

#### **Living Area**

This Stunning living area is a real feature of this home and comprises of a vaulted ceiling with overhead wooden beams and a set of studio spotlighting, multiple windows and French doors to a Juliet balcony overlooking the beautifully landscaped communal gardens to the rear aspect, a wall mounted radiator, carpet laid to the floor and stairs leading to the first floor landing. Space a large sofa suite and other living room furniture of choice.





Thame is a beautiful market town within Oxfordshire, about 9 miles east of the city of Oxford and 7 miles south west of the Buckinghamshire town of Aylesbury, The closest rail service is Haddenham and Thame Parkway station, located approximately 2.6 miles north east with the fastest London Marylebone trains taking 36 minutes.



**First Floor**

Carpeted stairs rising to the first floor landing with doors to two further bedrooms and the main bathroom.

**Bedroom**

This bedroom features studio spotlights to ceiling, sky light window, a wall mounted radiator, inset double wardrobes and carpet laid to the floor. Space for a double bed and other bedroom furniture. Door to the loft storage space.

**Bathroom**

This Bathroom consists of carpet laid to floor, spotlights to the ceiling, fully tiled walls, a wall mounted radiator, a sink with a mixer tap, a bathtub and a low level WC

**Bedroom**

The beautiful master bedroom features a gallery bannister overlooking the living room and consists of carpeted flooring, a wall mounted radiator, fitted studio lights to the ceiling and a fitted inset wardrobe. Space for a super king bed and other bedroom furniture.

**Communal Gardens**

There is a range of beautifully maintained communal gardens to enjoy of which feature patio areas, plant borders and a range of bushes and shrubbery

**Garage & parking**

This Single Garage features electricity and space for one car. car park area with parking available for residents.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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