

54B EAST STREET

THAME, OXFORDSHIRE. OX9 3JS



HAMNETT
HAYWARD

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A generous two bedroom apartment with a private courtyard garden, offering stylish internal accommodation

Converted in 2012 from a period town house, this lovely, extremely private, modern two bedroom apartment is ideally located within a short walk of the thriving town centre. With stylish accommodation extending throughout the ground floor, this generous apartment is flooded with natural light and benefits from adaptable living. Located within a short walk of the historic town centre, this wonderful apartment is perfectly positioned for all the many amenities on offer within the town and just a short stroll to the Elms park. For the commuter, the M40 junction 6 is easily accessible, Haddenham & Thame parkway is just two miles for a comprehensive service into London Marylebone (under 40 minutes) and a regular bus service is available for Oxford city centre.

The front door opens into an entrance hall with an attractive lime stone flooring, with further access to all accommodation. Of particular note is the wonderful open plan living/dining room fitted with a solid oak floor and benefiting from glazed doors opening to the private courtyard. The reception room flows into the impressive kitchen/breakfast room, fitted with a range of high quality base and eye level cupboard & drawer units with granite work surfaces. The kitchen has a range of integrated appliances including a Siemens double oven and halogen hob, fridge/freezer, dishwasher and washing machine. The kitchen is fitted with a continuation of the lime stone flooring and extends to 14' to provide space for a kitchen table.

The apartment has two double bedrooms, the principal bedroom extends to 18' in length with built in wardrobes and an en-suite shower room. Bedroom two also offers use as a study and is served by a main bathroom with a shower over.

Outside, the property benefits from a private enclosed courtyard garden with a paved terrace ideal for entertaining and 'Al-fresco' dining. Vehicular access is from East Street, opening to an area of off street parking for one car, with additional visitors space.

In our opinion this is a unique opportunity to acquire a garden flat within the heart of this picturesque market town, boasting private parking and a lease offering a very reasonable service charge and a quarter share of the freehold on completion.

“A STYLISH TWO BEDROOM APARTMENT, RECENTLY CONVERTED WITHIN A PERIOD BUILDING AND LOCATED WITHIN THE HEART OF THIS ATTRACTIVE OXFORDSHIRE MARKET TOWN, JUST A STONES THROW FROM THE CENTRE”



At a Glance

- Stunning two bedroom apartment converted within a period building within the town
- Just a short walk from the picturesque town centre for a range of shopping, restaurants and cafe's
- Private courtyard garden and off street parking
- Principal bedroom with en-suite shower room
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



SUMMARY

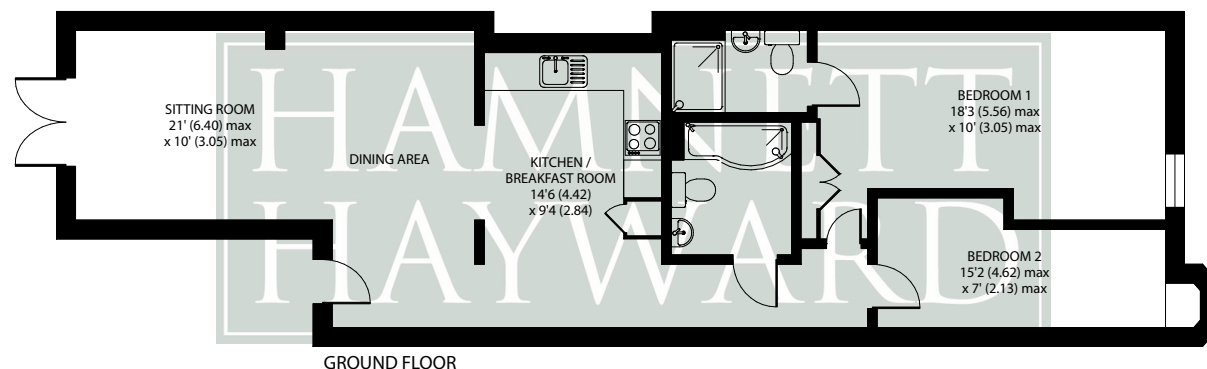
- Tiled entrance hall
- 21' sitting/dining room with oak flooring and glazed doors opening to private courtyard garden
- Kitchen/breakfast room fitted with a range of modern units and granite work surface with up stands
- A range of integrated appliances including Siemens double oven, fridge/freezer, washer dryer, dishwasher
- Principal bedroom with en-suite shower room
- Bedroom two/study
- Bathroom with shower
- Well presented throughout
- Allocated parking space
- Private courtyard garden
- On of four apartments converted from a period town house in 2012
- Central town location close to The Elms park and within a short walk of the thriving town centre
- Vacant possession with no onward chain
- Gas fired central heating
- London Marylebone in under 40 minutes from Haddenham & Thame parkway
- Excellent connections to Oxford & Bicester village retail outlet
- Ground floor apartment
- 125 year lease offering a very competitive service charge and a ¼ share of the freehold on completion



East Street, Thame, OX9

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hamnett Hayward Ltd. REF: 1203462

LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose and Sainsburys supermarket are also located in the town. Despite Thame's rural position, the town is well positioned for links to London, trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained good status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford and three Grammar schools in Aylesbury all accessible by bus. For leisure and foodies, there is wide choice of restaurants and pubs surrounding the town, including La table d'alix in Great Haseley, The Nut Tree Inn at Murcott and Le Manoir aux Quat' Saisons at Great Milton.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current C (78) Potential C (78)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JS

Council Tax Band: C

Service charge £80 PCM

Leasehold: 2012 to 2137 (113 years remaining) - On sale the new owner will automatically be granted one quarter share of the leasehold and invited to join the board of directors.



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