



Apartment 6 The Old Grain Store
Thame, Oxfordshire,
OX9 3BH

Guide Price £350,000
Share of Leasehold

RB REASTON BROWN

Stunning Penthouse Apartment, Featuring Open-Plan Living with Balcony, Modern Kitchen, Two Double Bedrooms, En Suite to Master , Villeroy and Boch Fittings, Oak Flooring, Allocated Parking, Town Centre Location

6 The Old Grain Store part of a stunning conversion of a former Victorian warehouse conveniently situated in Thame Town Centre. Entrance from the communal hallway into the light and airy open plan living space with a sash window to rear and french doors opening onto a balcony. The modern fitted kitchen includes matching white gloss wall and base units, an integrated fridge freezer, electric oven and four ring ceramic hob with extractor hood above, integrated dishwasher, integrated washing machine, Travertine tiled splashback, double bowl ceramic sink with chrome mixer tap and oak worktops. This living/kitchen area has stunning oak flooring. There are two good sized double bedrooms, the master with an en suite fitted with Villeroy and Boch. The Family bathroom is also fitted with Villeroy and Boch and benefits from a power shower. This property benefits from a good size loft. Outside the property is situated behind electronic gates with an allocated parking space and a share in the communal storage. The property is finished to a high standard offering flexible and modern living. Each apartment owns an equal share of the freehold. EPC : C Council Tax : C. Gas radiator central heating. Maintenance Charge: £800 Per Annum based on 2023

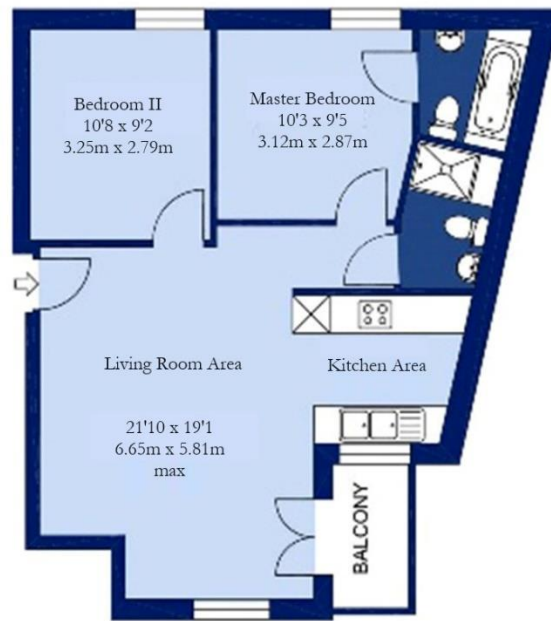
Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at the Woodworks or a pleasant lunch at the Six Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Apartment 6, The Old Grain Store, Thame, Oxfordshire, OX9 3BH

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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