



8 Milton House
Station Yard, Thame
Oxfordshire, OX9 3YN

Guide Price £225,000



Well Presented One Bedroom First Floor Apartment With Private Balcony, Parking Modern Interiors And Video Entry System

This well presented first floor apartment is ideally positioned in the popular market town of Thame, offering convenient access to a wide range of local amenities, shops and transport links. The property is entered via a welcoming hallway, complete with quality flooring and practical storage. The accommodation is well laid out and thoughtfully designed, creating a light and comfortable living environment throughout. The kitchen is fitted with a range of modern wall and base units, complemented by worktops and integrated appliances, including an electric oven, hob and fridge freezer, with space for a freestanding washing machine. A Vaillant gas boiler is also neatly positioned within the space. The sitting room provides an excellent area for both living and dining, with a door opening directly onto a private balcony, offering an ideal spot to relax. The bedroom is a well-proportioned double room, benefitting from built-in wardrobes and tilt-and-turn windows, allowing for good natural light and ventilation. The bathroom has been finished to a high standard, fully tiled and fitted with a contemporary white suite, vanity unit, rainfall shower and heated ladder radiator. Further benefits include a secure video entry phone system. The property is offered on a leasehold of 125 years from 2018, a peppercorn ground rent and a maintenance charge of £994 per annum. A superb opportunity for first-time buyers, downsizers or investors seeking a well-located and low-maintenance home. EPC C.

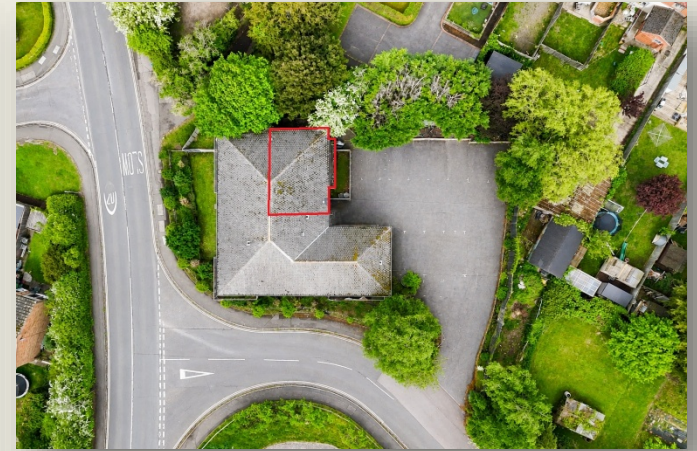
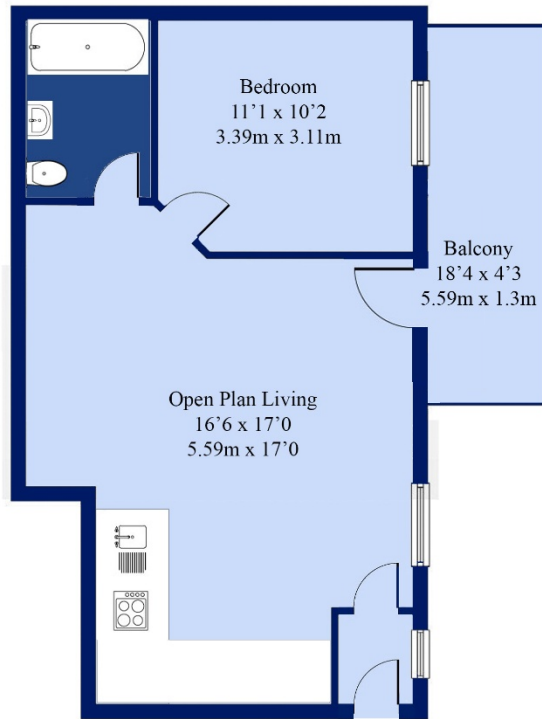
Situation

Thame is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. Thame also benefits from several sports facilities including a rugby club, tennis club and Thame Leisure Centre and the ever popular Phoenix Trail. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.

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 8, Milton House, Station Yard, Thame, Oxfordshire, OX9 3UH



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

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

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