

22 MICHAELIS ROAD

THAME, OXFORDSHIRE. OX9 2FB



HAMNETT
HAYWARD

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A luxury apartment forming part of a modern conversion of a historic Grade II listed building, up-graded in recent years to an extremely high standard throughout

Located within the heart of this beautiful market town is 22 Michaelis Road. A most attractive one bedroom apartment being offered with no upward chain.

Carefully designed and converted by the award winning house builder Berkeley Homes in 2007, this very stylish apartment has been taken to a higher level of luxury by the current owners having been upgraded in 2022. Offering an abundance of character and exceptionally light rooms, the beautiful open plan kitchen/living/dining room includes a bespoke contemporary kitchen with granite worktops, breakfast bar and a range of integrated appliances. This opens onto a dining area with space for large table. The theme continues into the sizeable living space, which, with the exception of the kitchen, features a stunning solid oak herringbone floor.

An inner lobby provides access to a beautiful vaulted double bedroom with large walk-in wardrobe/dressing room and additional bespoke storage. The original bathroom has been up-graded to a beautiful vaulted shower room with large 'walk-in cubicle, WC with concealed cistern and vanity unit. In addition, there is a mirrored wall cabinet with feature lighting and bluetooth speakers. Both the bedroom and shower room include the beautiful solid oak herringbone flooring.

Outside, there is a private garden area on three sides and vehicular parking. 22 Michaelis Road has one designated space. To the rear, are substantial communal gardens laid predominantly to lawn. The gardens are regularly maintained by the management company.

This outstanding apartment is offered for sale in excellent order throughout and additional improvements include bespoke internal doors, contemporary mood LED lighting and a high standard of decoration.

"A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT SET WITHIN AN IMPRESSIVE GRADE II LISTED VICTORIAN WORKHOUSE CONVERSION, COMBINING PERIOD CHARACTER WITH CONTEMPORARY LIVING, JUST MOMENTS FROM THAME'S CHARMING HIGH STREET"



AT A GLANCE

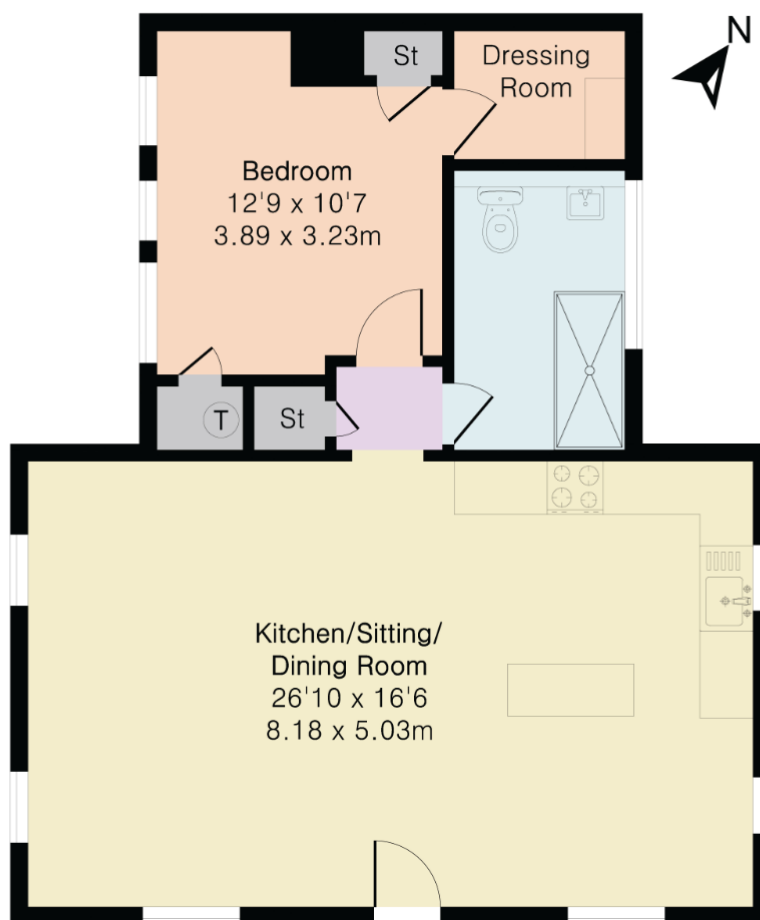
- Very stylish open plan living within a character Grade II listed former workhouse
- Upgraded in 2022 to a high specification with contemporary kitchen and sanitary ware
- Unique combination of Grade II listed period charm and modern convenience.
- Vaulted double bedroom with dressing room and beautiful shower room
- Level walking distance to High Street



SUMMARY

- Open plan living/dining room/kitchen
- Stylish new kitchen with integrated appliances
- Double bedroom with walk-in wardrobe
- Vaulted shower room
- Communal gardens
- Allocated off street parking
- Under floor heating
- Upgraded in 2022 to a very high standard throughout
- Highly sought after location within a short walk of the town centre
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- NO UPWARD CHAIN

Approximate Gross Internal Area 723 sq ft - 67 sq m



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 & Sainsburys supermarket are also located in the centre. 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.

ADDITIONAL INFORMATION

Services: Mains water,, electricity and drainage
Management charge* £1557 P.A , Ground rent £100 P.A
Leasehold: 125 years from 2009
Heating: Electric underfloor heating
Energy Rating: Current E (54) Potential C (76)
Local Authority: South Oxfordshire District Council
Postcode: OX9 2FB
Council Tax Band: C
*Based on last payment by owners.



HAMNETT HAYWARD

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