





Property Description

A well-presented two double bedroom first-floor flat, located in the popular village of Chinnor, offering excellent commuter links and bright, spacious accommodation.

The property benefits from a generous living room featuring high vaulted ceilings, creating a wonderful sense of space and light. The accommodation comprises two double bedrooms, a modern bathroom, and a fitted kitchen, making it ideal for first-time buyers, downsizers, or investors alike.

Situated on the first floor, the flat also enjoys the convenience of communal parking located directly outside the building.

Middle Way is ideally positioned within Chinnor, a highly sought-after village at the foot of the Chiltern Hills, offering a range of local shops, pubs, and amenities, as well as excellent countryside walks nearby. For commuters, Princes Risborough railway station is accessible, providing direct services into London Marylebone. The M40 motorway is also within reach, offering connections to London, Oxford, and the wider motorway network.

Auctioneer's Comments

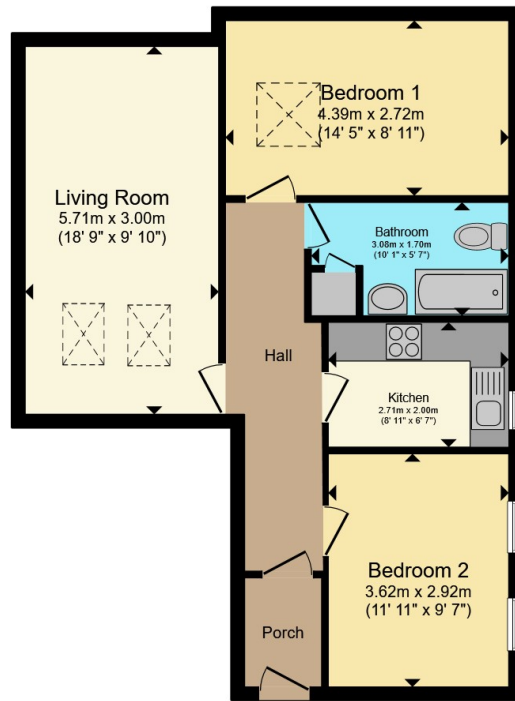
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Floor Plan

Total floor area 61.8 m² (665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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103 High Street
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EPC Rating: E Council Tax
Band: B

Service Charge: 240.00 Ground Rent:
200.04

Tenure: Leasehold

view this property online connells.co.uk/Property/THM307391

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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