

FOR SALE



Denbigh Road, Thame
Guide Price £265,000


MARTIN & CO

Denbigh Road, Thame

Guide Price £265,000

Key Notes:

- Spacious First Floor Maisonette
- Short Walk To The Town Centre
- Allocated Parking
- Gas Central Heating
- Ample Storage
- Council Tax Band – B
- Lease Length - 950 Years
- Rare Allocated Loft Space
- EPC: C
- No Onward Chain
- Ground Rent: £0.00 PA
- Service Charge: £500,00 PA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This newly decorated and spacious first-floor maisonette is perfectly positioned within walking distance of Thame town centre, offering an excellent opportunity for both private buyers and investors alike.

The property boasts a generous entrance hall with ample storage, a bright and well-proportioned living room enjoying attractive views over the green, and a fully fitted kitchen. The principal bedroom is generously sized, while the second bedroom provides versatile accommodation ideal for guests, a nursery, or a home office.

Further benefits include a recently re-fitted gas boiler, allocated parking, and dedicated loft storage space.

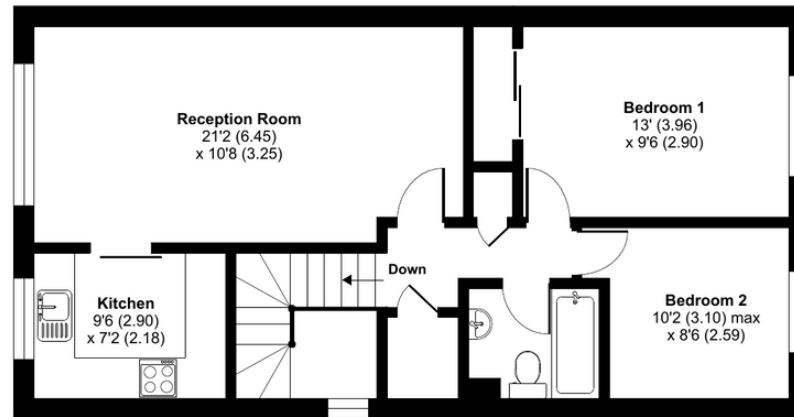
A standout feature of this property is the exceptional lease arrangement, with an extended lease of approximately 950 years remaining and zero ground rent charges, providing long-term peace of mind and low ongoing costs.



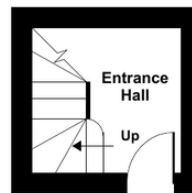
Denbigh Road, Thame, OX9

Approximate Area = 735 sq ft / 68.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Martin & Co Thame

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

