



Apartment 2 The Old Grain Store
Thame, Oxfordshire,
OX9 3BH

Guide Price £299,950
Share of Freehold

RB REASTON BROWN

Stylish Two-Bedroom Victorian Apartment in the Heart of Thame, Finished to a High Standard with Parking and No Onward Chain.

2 The Old Grain Store A beautifully presented ground floor apartment forming part of a stunning conversion of a former Victorian warehouse, ideally situated in the heart of Thame.

The property is entered via its own private front door into a light and spacious open-plan living area. The modern fitted kitchen features white gloss units, solid oak worktops, Travertine splashbacks, a ceramic double sink with chrome mixer tap, and a full range of integrated Neff appliances, including fridge freezer, oven, ceramic hob, extractor, dishwasher, and washing machine. The space is complemented by attractive solid wood flooring.

There are two generous double bedrooms, both enjoying excellent natural light with bespoke shutters. The principal bedroom benefits from a contemporary en suite shower room with neutral décor and heated towel rail. A well-appointed family bathroom provides a white suite with bath, power shower, and heated chrome towel rail.

Finished to a high standard throughout, this stylish home combines the character of its Victorian heritage with the convenience of modern living.

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: £2,000 per annum

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.





Ground Floor



APARTMENT 2
Kitchen/ Living Room
Bedroom 1
Bedroom 2
20'6" X 19'9" MAX.
11'10" X 10'8"
10'6" X 8'1"



All measurements of walls, doors, windows, fittings 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

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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