



Apartment 6 Gladys House
Goodson Mews
Thame OX9 3BX

To Let
£1200 PCM

RB REASTON BROWN

Newly Converted, Immaculate, Ground Floor One Bedroom Apartment Within Easy Walking Distance of The Town Centre.

Thoughtfully designed with modern living in mind, this impressive apartment combines contemporary styling with high-quality finishes throughout, creating a home that is both practical and elegant.

Upon entering, the property immediately impresses with its abundance of natural light and well-planned layout. The spacious open-plan kitchen and living area provides an excellent space for both everyday living and entertaining. The stylish kitchen features a range of contrasting grey units, marble-effect worktops, integrated appliances including a fridge and washer/dryer, together with a breakfast bar and generous storage.

The double bedroom is well-proportioned and benefits from fitted grey carpeting, whilst the contemporary bathroom is finished with white sanitaryware and includes a bath with shower over.

Both the living area and bedroom enjoy Velux roof windows fitted with bespoke blinds, whilst a large sliding door opens directly onto the private patio area, seamlessly connecting indoor and outdoor living.

Further benefits include underfloor heating throughout, double glazing, an Openreach broadband connection and a secure video entry system.

Gladys House enjoys a convenient position within walking distance of Thame's excellent range of independent shops, cafés and amenities, whilst offering easy access to Oxford, London and the surrounding Chiltern Hills.

Situation

Thame offers the local community the flexibility to and accessibility, to enjoy their chosen lifestyle whether that is the city life or the countryside lifestyle. The countryside is large part of many residents' lifestyles in and around Thame with the Phoenix route for cyclists, runners, and sport enthusiasts alike. Known for its traditions, Thame holds a weekly trader's market which takes place every Tuesday in the market square and a traditional farmers market takes places on both a Wednesday and Friday, dealing in a wide range of livestock from small heard of sheep to prize winning cattle.

Thame is minutes away from the main Chiltern Line, connecting residents into London Marylebone with a travel time of only 35 minutes and to the midlands. The M40 motorway is also a stone's throw from the market town. There is a regular and reliable local bus service available as well as a national service. The Oxford Tube is a highly used bus service and used by commuters to provide a further direct access into London within an hour. The Gatwick Express provides frequent access to both London Gatwick and London Heathrow.

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.





FLAT 6

APPROX. GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M
GOODSONS INDUSTRIAL MEWS, WELLINGTON STREET, THAME, OX9 3BX (FLAT 6)

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.



Costs:-Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process you may forfeit your holding deposit



Additional Information

EPC: D

Council Tax: C

Carpark: One Space per Flat

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 7BX Tel : +44(0) 1865 308855

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



Sales, Lettings, Commercial & Chartered Surveying

