



Connells

Berkeley Road  
Thame





### Property Description

Located on the sought- after Berkeley Road in Thame, this spacious ground floor flat is an ideal home for first time - buyers, downsizers or investors alike.

The property offers a welcoming entrance hall leading to a bright and airy living/ dining room complemented by large windows that allow natural light to flood the space the property benefits from gas central heating and hot water.

The flat features two well - proportioned bedrooms, a modern

fitted bathroom and functional kitchen designed with ample workspace and storage and a breakfast bar. Set within a popular residential area the home benefits from an allocated parking space and well-maintained communal gardens.

This charming home combines comfort, convenience and location making it a fantastic opportunity.

## Lounge/Diner

16' 1" x 10' 5" ( 4.90m x 3.17m )

## Kitchen

10' 5" x 8' 2" ( 3.17m x 2.49m )

## Bathroom

7' 9" x 5' 6" ( 2.36m x 1.68m )

## Bedroom One

10' 2" x 7' 5" ( 3.10m x 2.26m )

## Bedroom Two

7' 5" x 8' 9" ( 2.26m x 2.67m )





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.focalagent.com](http://www.focalagent.com)



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**T 01844 260000**  
**E [thame@connells.co.uk](mailto:thame@connells.co.uk)**

103 High Street  
THAME OX9 3DZ

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1268.48

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/THM307051](http://connells.co.uk/Property/THM307051)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 May 1976. 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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