



Room 1
95a High Street, Thame
OX9 3EH

£950 PCM

RB REASTON BROWN

Stunning Fully Furnished En-Suite Room Within An Exceptional Brand-New Five-Bedroom Home, Finished To An Impressive Standard, With All Bills Included. Ideally Positioned On Thame High Street.

Room 1 The room has been thoughtfully finished in a stylish neutral palette, creating a bright and contemporary feel, complemented by a combination of soft carpeting and attractive herringbone-style flooring. Fully furnished and ready for occupation, the room includes a bed, wardrobe and television, together with its own well-equipped kitchenette area featuring a fridge/freezer, microwave and kettle – ideal for added convenience and independence. A particular feature is the private en-suite shower room, beautifully finished in keeping with the high standard found throughout the property. Fitted with a contemporary shower, WC and wash hand basin, it provides the comfort and privacy of dedicated bathroom facilities. For simple and hassle-free living, all bills and Wi-Fi are included within the monthly rent, making this an excellent option for those looking for a high-quality, conveniently located home in the heart of Thame. Room 1 is for single occupancy only

The spacious communal kitchen has been thoughtfully designed and exceptionally well equipped for modern day-to-day living. Finished to the same high standard as the rest of the property, it features two washing machines, two tumble dryers, a large fridge/freezer, additional separate freezer, five-ring hob with extractor and dishwasher. A dining area with table and bench seating provides a comfortable space for residents to enjoy.

With its brand-new finish, quality furnishings, private en-suite facilities and excellent communal amenities, the property offers stylish, comfortable and convenient accommodation for professional tenants looking for a high-quality home in the heart of Thame.

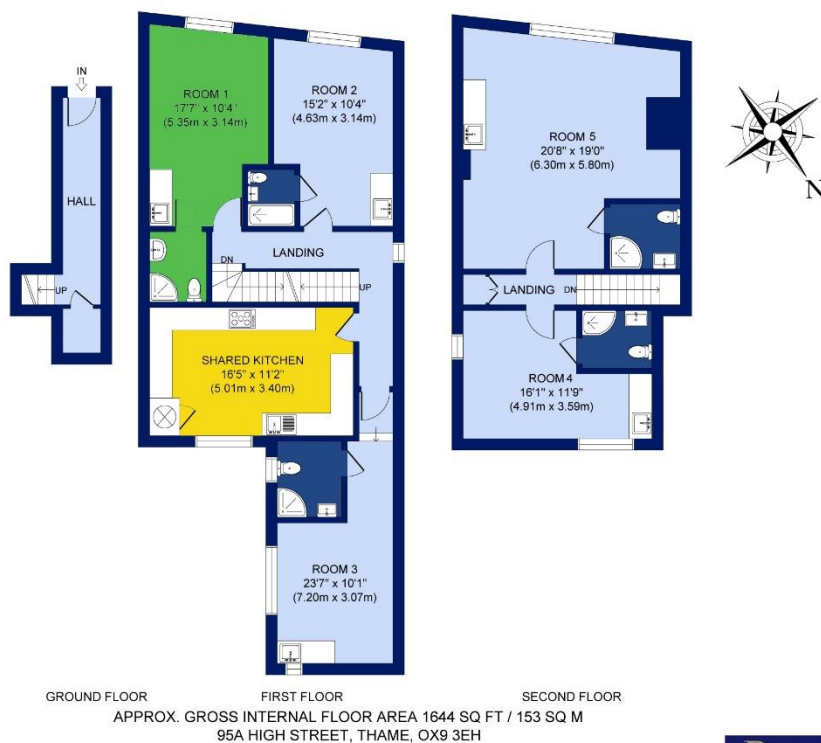
Please note: An application for the required property licence has been submitted to the relevant local authority and is currently awaiting determination.

Situation

Thame is a 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 Black Goo or a pleasant lunch at the Eight 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.







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.

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



Viewing is Strictly by Appointment through Reaston Brown

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