

FOR SALE



Berkeley Road, Thame
Guide Price £215,000

MARTIN&CO

Berkeley Road, Thame

Key Notes:

- First Floor Apartment
- Two Double Bedrooms
- Allocated Parking
- Spacious living/dining room
- Kitchen with fitted oven and hob
- Council Tax Band: B
- Ground Rent: £200.00 PA
- Service Charge: £634.24 PA
- Lease Term: 125 years from 28th Jan 2010
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Martin & Co welcome to the market this beautifully presented, bright and spacious two-bedroom first-floor apartment. The property comprises of a generous open-plan sitting and dining area, a well-appointed kitchen is thoughtfully designed, featuring a four-ring gas hob and ample workspace. Throughout the property, excellent storage solutions have been carefully considered, including access to loft space, with a master bedroom and a spacious second bedroom/home work space.

This apartment further benefits from an allocated parking space, along with additional residents' parking. Externally, the property is complemented by well-maintained communal gardens to both the front and rear.

Lease Information:

Lease Term: 125 years from January 2010 (approx. 109 years remaining)

Ground Rent: £200 per annum

Service Charge: £634 per annum

Wi-Fi & Broadband statistics provided by OFCOM

EE - Good Outdoor Only

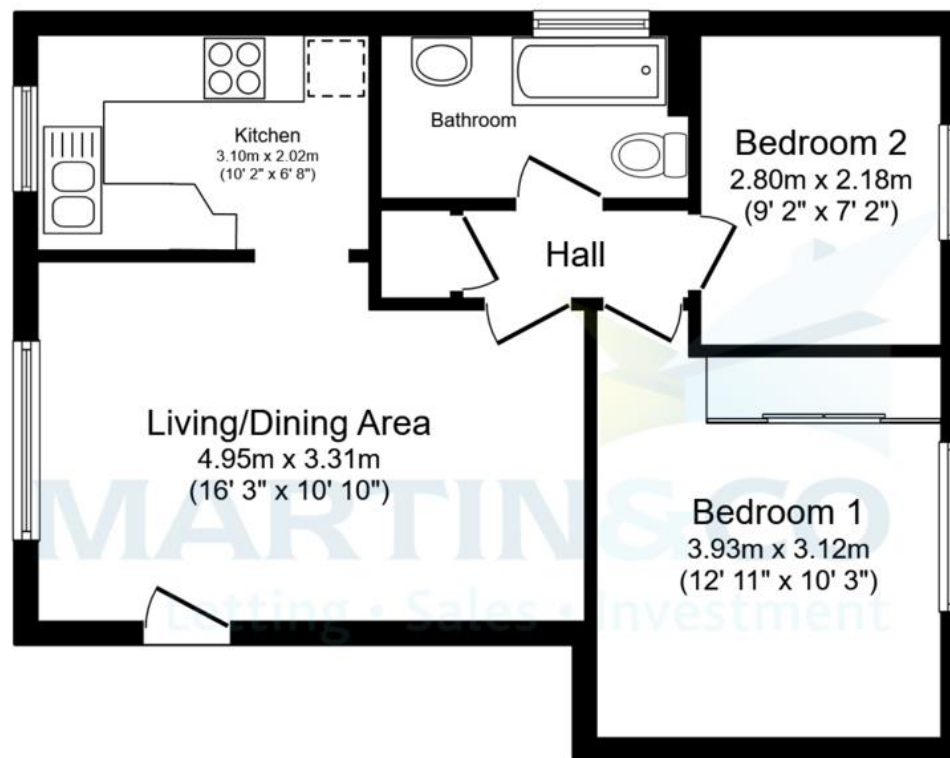
O2 - Good Outdoor Only

Three - Good Outdoor Only

Vodafone - Variable in-home and Good Outdoor

Highest available download speed - up to 1000mbps





First Floor
 Floor area 46.5 sq.m. (501 sq.ft.)

Total floor area: 46.5 sq.m. (501 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Martin & Co Thame

13 Upper High Street • • Thame • OX9 3ER
 T: 01844 216667 • E: thame@martinco.com

01844 216667

<http://www.martinco.com>



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.