



30 Pym Walk
Thame, Oxfordshire
OX9 3TA

Guide Price £220,000

RB REASTON BROWN

Investment Opportunity – Tenanted Two-Bedroom Apartment in Thame Generating £1,250 PCM Until March 2027, Featuring Spacious Accommodation, Newly Installed Boiler, Single Garage and Convenient Access to Town Centre Amenities

INVESTMENT OPPORTUNITY – TENANTED PROPERTY

This property is offered to investors only and is being sold with a tenant in situ. The property is currently let on an Assured Shorthold Tenancy until 31st March 2027, generating a rental income of £1,250 per calendar month. This spacious two-bedroom apartment is situated in a practical and well-connected part of Thame, within walking distance of the town centre and its range of amenities. The property benefits from a private entrance leading into a generous hallway with a large storage cupboard. The sitting/dining room is well-proportioned, with a large front-facing window allowing for plenty of natural light, creating a bright and airy living space. The fully fitted kitchen offers a range of matching wall and base units, complemented by integrated appliances including a dishwasher, fridge, freezer and washing machine, along with an electric oven, hob and extractor. The master bedroom provides ample storage, while both bedrooms enjoy views over the communal gardens to the rear. The bathroom is fitted with a white suite and shower over the bath. The property has been decorated and carpeted throughout in neutral tones and benefits from gas to radiator heating, with the added advantage of a recently installed new boiler. Further benefits include a single garage located in a nearby block, providing valuable additional storage or parking. EPC Rating: C (71), Council Tax Band: B Leasehold, 137 years remaining, Maintenance Charge £75 PM,

Situation

Thame is vibrant market town situated on the Oxfordshire/Buckinghamshire borders, much enjoyed by residents and visitors alike. 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 gastro pubs and restaurants, you could have breakfast at Coluco's, or a pleasant lunch at the Six Bells and dinner at the Thatch or Raymond Blanc's Black Horse. Event wise there are also regular open mike nights at the Jimmy Figgs, along with the annual Food Festival, Thame Music Festival, Towersey Music Festival and the Towersey Comedy Fringe Festival. Thame also has a health centre and a cottage hospital, sports facilities; Tennis Club, Cricket Club and excellent schooling, including a Catholic school, Church of England school and the sought after LWS secondary school. There is also access to the selective 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.

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.







30 Pym Walk, Thame, Oxfordshire, OX9 3TA
Approx. Gross Internal Floor Area 572 Sq Ft / 53 Sq M

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

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