



**Connells**

54b East Street  
Thame



### Property Description

Originally converted from an attractive period town house into apartments in 2012, this well-presented ground floor apartment is ideally positioned on East Street, in the heart of the beautiful market town of Thame.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall featuring limestone flooring. The generous living/dining room is bright and inviting, enhanced by a solid oak floor and offering ample space for both relaxing and entertaining.

There are two double bedrooms, with the principal bedroom benefiting from built-in wardrobes and a contemporary en-suite shower room. A further modern bathroom serves the second bedroom and guests, making the apartment ideal for a range of buyers including professionals and downsizers.

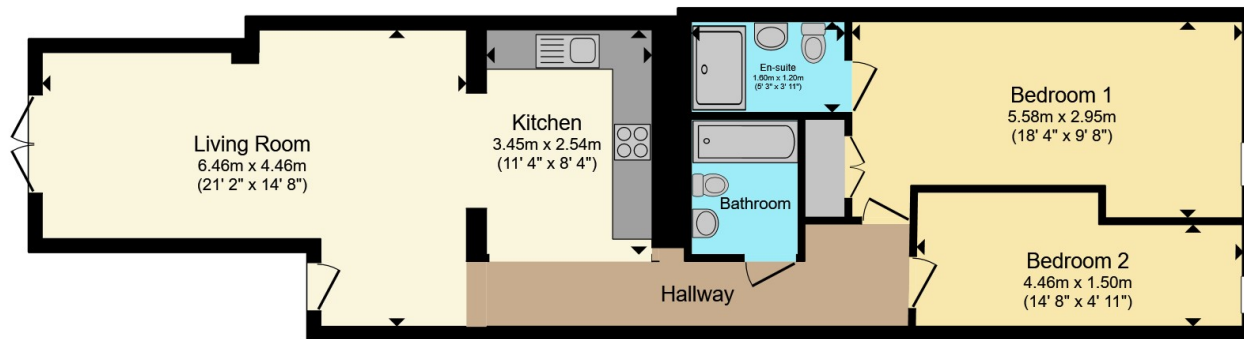
To the rear, a private enclosed courtyard provides a peaceful outdoor space, perfect for al-fresco dining during the warmer months.

The property further benefits from an allocated parking space, a valuable feature for such a central location.

East Street lies within catchment for the highly regarded Lord Williams's Secondary School, as well as a number of well-regarded local primary schools. Thame itself offers an excellent range of shops, cafés and amenities, alongside excellent commuter links via Haddenham & Thame Parkway and convenient access to the M40.







Total floor area 76.9 m<sup>2</sup> (827 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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103 High Street  
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EPC Rating: C Council Tax Band: C

Service Charge: 882.00 Ground Rent: 882.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/THM306954](http://connells.co.uk/Property/THM306954)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2012. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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