

FLAT 6, ODYSSEY

40 THAME ROAD, HADDENHAM, BUCKINGHAMSHIRE, HP17 8EP



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Situated in the heart of Haddenham is this extremely well presented duplex apartment, constructed by Elysium homes in 2014 to exacting standards.

Situated on the first floor of this prestigious development and overlooking the rear gardens, this is a well proportioned apartment that would make a great first time buy or for those looking for an investment property. On entering the property, there is a well proportioned kitchen with a range of white base and floor units and integrated appliances. The open plan aspect of this property then blends seamlessly into the sitting room, which in turn, leads onto a balcony overlooking the rear gardens. The second bedroom is currently being used as a office/dressing room and there is also a cloakroom on this level.

Upstairs, you will find bedroom 1 has a feature window and skylight as well as a fully bathroom.

Outside, there are communal gardens, primarily laid to lawn, with some plantings. There is a bike store and allocated off road parking.

Odyssey is a development of just six apartments and is situated within walking distance of Haddenham & Thame Parkway rail station, providing fast access to London (Marylebone). It is also within walking distance of the villages amenities and some lovely country walks.

‘A GREAT FIRST TIME BUY OR INVESTMENT’



IN BRIEF

- Large two-storey contemporary apartment
- French doors leading to the balcony
- Ideally situated for Haddenham & Thame Parkway
- Communal gardens and bike storage



OVERVIEW

- 115 years left on the lease
- Balcony overlooking the garden
- Close to local amenities
- Large bathroom
- Open plan kitchen/living space
- Security entry system
- Investment opportunity
- Great first time buy
- Two double bedrooms
- Cloakroom and Bathroom

GUIDE PRICE £315,000 LEASEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Energy Rating: Currently D (65), Potentially C (77)

Local Authority: Aylesbury Vale District Council

Service charge: £185.23 PM

Ground rent: £250 PA

Council Tax Band: C



The approximate total area for the elements of the property represented on the floorplan is 58 SqM (630 Sq.Ft)

Thame Road, Haddenham, Buckinghamshire, HP17 8EP

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from Thame and seven miles from Aylesbury. Several times regional winners of 'Village of the Year'. A common sight in the village are the ancient Wychert cottages with walls constructed of mud and wattle. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury Duck. There are wide range of amenities in the village with four restaurants, three public houses, a parade of shops and a popular coffee shop.

Schools: Three well reputed primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools.

Commuting: The railway station in the village provides regular direct line services to London Marylebone (from 37 mins), Oxford & Birmingham.

The M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford.

Thame - Marlow - Cookham - Maidenhead