

20 ANXEY WAY
HADDENHAM HP17 8DJ



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HADDENHAM , BUCKINGHAMSHIRE HP17 8DJ

Set at the end of a quiet cul-de-sac location and within walking distance of Haddenham and Thame parkway, Train Station, this spacious two double bedroom flat is offered to the market with no onward chain.

The flat is situated on the first floor of this modern freestanding block of just eight flats and is light and airy throughout. It benefits from a large sitting room and would make a perfect starter home or lock up and go. It currently has a rental income of £825pcm.

Situated in the highly sought after village of Haddenham would make a perfect starter home or a lock up and go.

The kitchen has a good range of both base and wall units with built in electric oven and hob. There are two double bedrooms, one of which has fitted wardrobes. The bathroom has a fitted shower over the bath and a low level WC. It is presented in good decorative order throughout.

The property has access to the communal garden which is accessed through a walkway to the side of the property next to the carpark which is a communal car park.

Haddenham and Thame Parkway Station is 10 minute walk away and offers commuters 40 minute services into London Marylebone with free WiFi in air-conditioned comfort. The flat is leasehold with 98 years remaining and a ground rent of £200 per annum and £55 pcm for maintenance.

“SPACIOUS FLAT IN SOUGHT AFTER AREA IN HADDENHAM”



IN BRIEF

- Two double bedroom flat in quiet, end of cul-de-sac location
- Large and airy rooms throughout.
- Double aspect sitting room
- Close to the village's excellent amenities
- Communal Garden and communal parking



OVERVIEW

- Entrance hall
- Large sitting room
- Good size Kitchen
- Two double bedrooms
- Bathroom, W.C.
- Communal Garden
- Quiet Location
- Close to the village's excellent amenities
- CHAIN FREE

OFFERS OVER

£230,000



SUPPLEMENTARY INFORMATION

Services: Mains , electricity, drainage and water

Heating: Electric

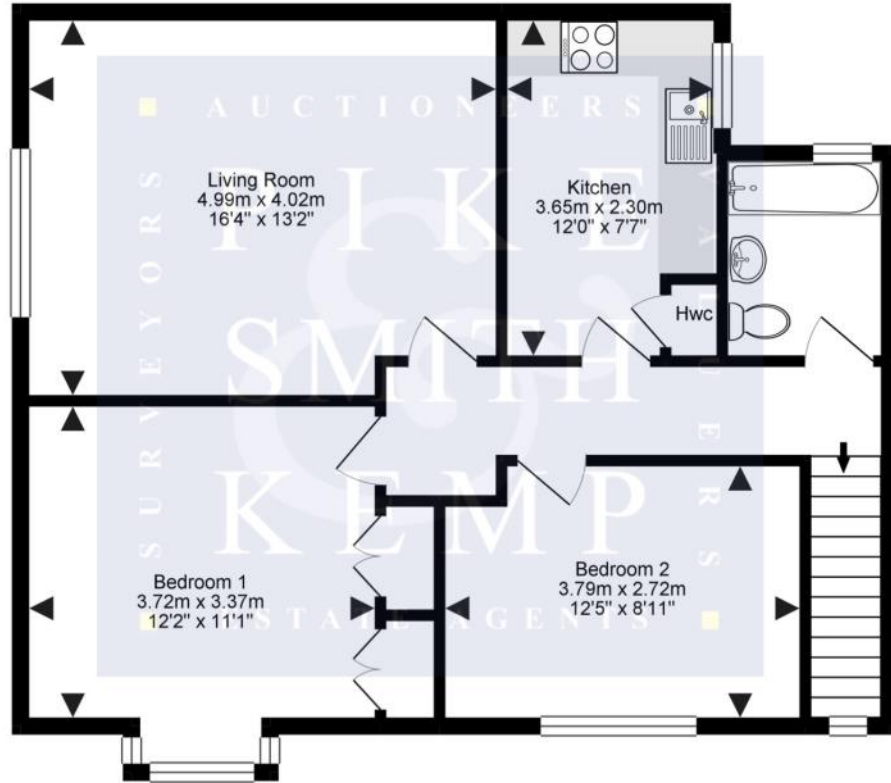
Energy Rating: Current 30 (F) Potential 103 (A)

Environmental Impact Rating: Current 27 (F) Potential A (92)

Local authority: Aylesbury Vale District Council

Council tax band: C

Broadband: Standard up to 17Mb, Fibre up to 76Mb



The approximate total area for the elements of the property represented on the floorplan is 65 SqM (697 Sq.Ft)

20 Anxey Way, Haddenham, Buckinghamshire, HP17 8DJ

This floor plan is provided by Expert Survey Solutions Ltd 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 estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

LOCATION

Rich in history and teeming with village life, Haddenham offers beautiful Buckinghamshire countryside and an abundance of picturesque and varied period cottages as well as contemporary properties. There is Village Square and Lovely Pond to sit and watch the ducks. The village enjoys excellent facilities including a post office, general stores, coffee shop, a variety of churches, a number of public houses and a highly regarded restaurant.

Schools: The village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and Aylesbury Grammar School. A number of good private schools are also situated close by.

Commuting: The M40 (junction 6) is approx. 6 miles and a railway service into London Marylebone via the Chiltern line is located in nearby Haddenham and Thame Parkway, connecting you to

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