

FLAT 1, ODYSSEY, 40 THAME ROAD

HADDENHAM, BUCKINGHAMSHIRE HP17 8EP



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A wonderful contemporary apartment constructed by Elysium homes in 2014 to exacting standards and offered to the market with NO ONWARD CHAIN.

Flat 1 at 40 Thame Road is part of a small and exclusive development of just six apartments and is situated on the ground floor. Access to the building is via a communal security entry system and the apartment can be found on the right hand side. The building has brick, render and cedar cladding elevations and the apartment has an allocated parking space directly outside. There is a large open plan living/kitchen/dining space that is flooded with light thanks to the patio doors to the front of the property. The patio doors provide access to a small private terrace, directly in front of the flat. The kitchen area has a wide range of white gloss units with integrated appliances including a stainless steel electric oven with hob, dishwasher and fridge/freezer as well as Karndean flooring. The bedroom has fitted white wardrobes and a window overlooking the side of the property.

The bathroom has been recently refitted with a walk in double shower and has white sanitaryware.

The communal gardens are laid predominately to lawn and enclosed with timber panel fencing, there is also a communal timber framed bike store.

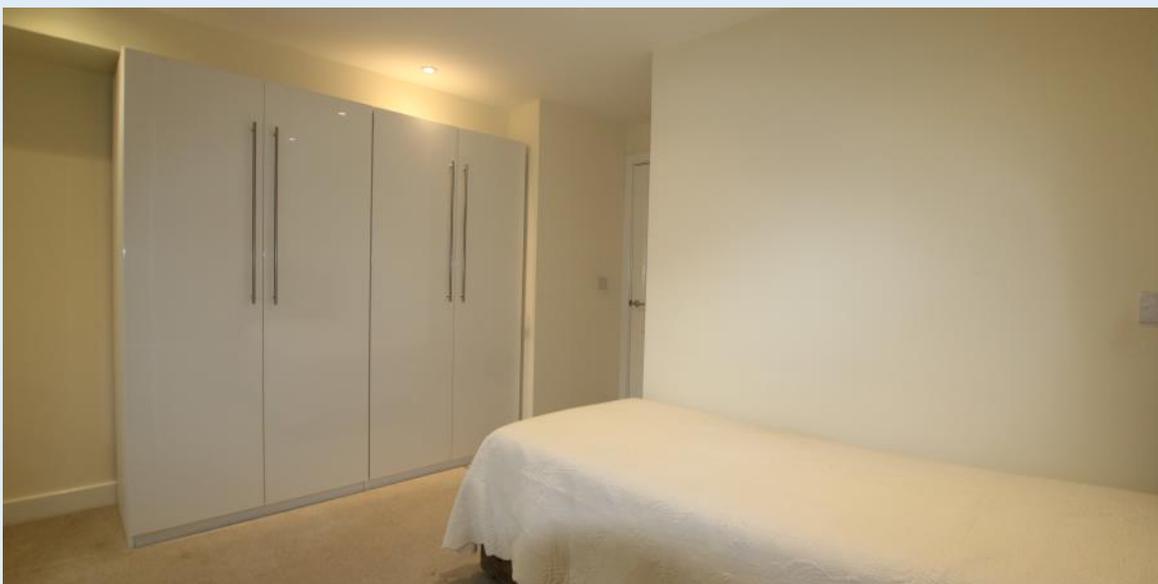
This apartment is presented in fantastic condition and is conveniently located being a few steps to the bus stops and within a short walk of Haddenham and Thame parkway station.

'IMMACULATELY PRESENTED ONE BEDROOM APARTMENT'



IN BRIEF

- Beautifully appointed, ground floor apartment
- One double bedroom
- Recently fitted shower room
- Ideally situated for Haddenham and Thame Parkway



OVERVIEW

- Security entry system
- Large sunny sitting room/kitchen with patio doors to terrace
- One double bedroom with side aspect window
- Recently fitted shower room
- Integrated appliances to kitchen
- Communal gardens and bike storage
- Short walk to Haddenham and Thame Parkway
- TV points in the living room and bedroom
- Low energy lighting in all fixed outlets
- 119 years left on lease
- Ground rent £200 p.a
- NO CHAIN

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

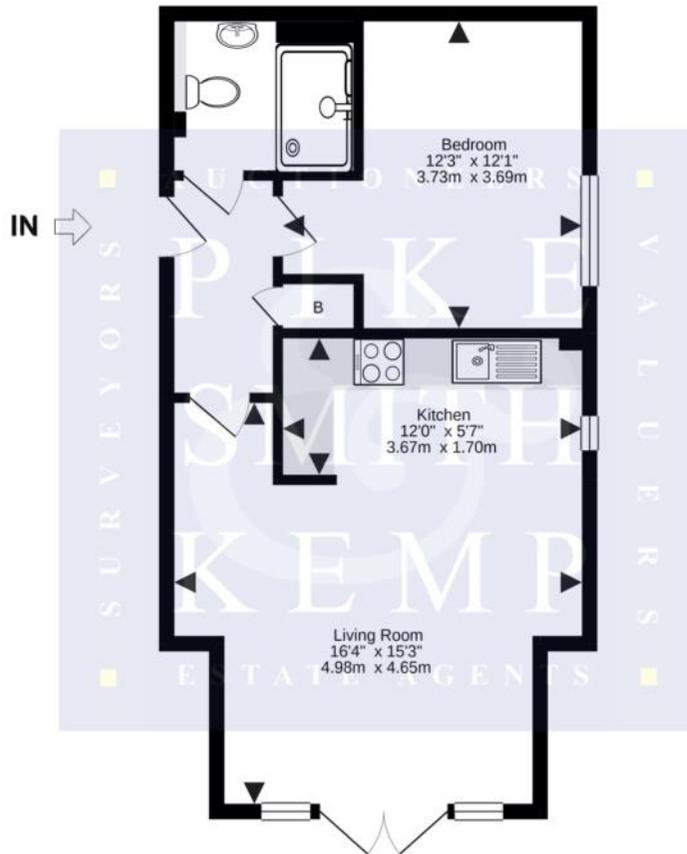
Heating: Gas central heating to radiators

Energy Rating: Currently C (80) , Potentially C (80)

Environmental Impact Rating: Currently B (85) , Potentially B(85)

Local Authority: Aylesbury Vale District Council

Council Tax Band: C



The approximate total area for the elements of the property represented on the floorplan is 44 SqM (469 Sq.Ft)

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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 Garden centre, Farm shop, Post Office, Public houses, restaurants, cafes and a parade of shops.

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.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Marlow - Cookham - Maidenhead

