

FLAT 5, ODYSSEY

40 THAME ROAD, HADDENHAM, BUCKINGHAMSHIRE, HP17 8EP



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‘A GREAT FIRST TIME BUY OR INVESTMENT’

A superb duplex apartment, constructed by Elysium homes in 2014 to exact standards, offered to the market with NO ONWARD CHAIN and presented in excellent condition throughout.

This property has generous accommodation arranged over two floors with views to both the front and rear.

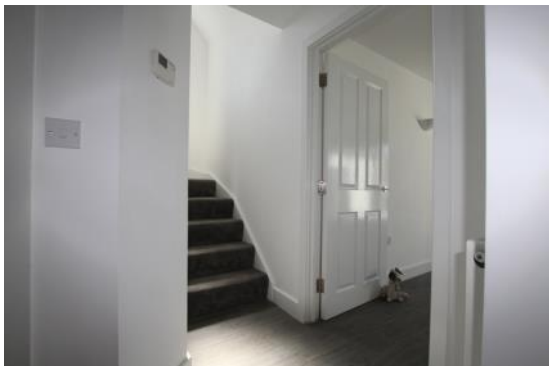
There is a large, well fitted kitchen (with a full range of appliances) with a lovely living space leading onto a roof terrace that has planning permission granted for a balcony. The second bedroom is double in size and has been used as a study/sitting room so is a versatile in its usage. There is also a shower room on this floor.

The master bedroom, situated on its own floor, is a great size and have an en-suit bathroom. The upstairs landing is large enough to be used as a study area. There is under floor heating throughout to the non carpeted areas.

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.





OVERVIEW

- Large two-storey contemporary apartment
- Two double bedrooms
- Security entry system
- Kitchen with a full range of appliances
- Communal gardens and bike storage
- Short walk to Haddenham and Thame Parkway
- 118 Years left on the lease
- NO ONWARD CHAIN
- Planning permission for a balcony 21/03227/APP

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Energy Rating: Currently B (83), Potentially B (83)

Local Authority: Aylesbury Vale District Council

Service Charge: £1,167 PA (as per this years bill)

Ground Rent: £250 PA

Council Tax: Band C



First Floor



Second Floor

Flat 5, 40 Thame Road

Approximate Gross Internal Area
 First Floor = 39.1 sq m / 421 sq ft
 Second Floor = 25.4 sq m / 273 sq ft
 Total = 64.5 sq m / 694 sq ft

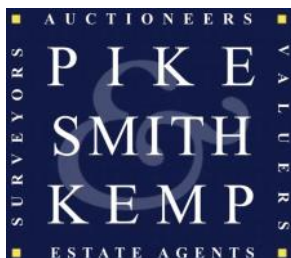
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LOCATION

Haddenham is a beautiful Buckinghamshire village located just three 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.



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