

7 PHOENIX COURT

THAME, OXFORDSHIRE, OX9 3HQ



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A superbly presented two double bedroom, ground floor apartment on this highly sought after development close to Thame High Street.

This home is the ideal first time buy or investment property, offering spacious and bright living space, with a superb open plan living area with a bay window to the front. The kitchen benefits from integrated appliances and a wide range of white gloss base and wall units. The property benefits from under floor heating throughout as well as bespoke shutters.

Completed in 2008 by Thomas Homes, number seven is beautifully appointed throughout with the living space located to the front of the property. The spacious master bedroom has wooden shutters and a bespoke fitted wardrobe. There is also a large en-suite shower room. Bedroom 2 which is also a double, offers the flexibility of also being used as a study if needed.

There is a large bathroom with white sanitaryware and neutral décor.

Outside, Phoenix Court has two access roads and opens out onto designated spaces for residents. The apartment has one allocated parking space, directly in front of the property. There is a communal bin store, visitors parking a bike shed and direct access to the Phoenix trail.

‘A GREAT FIRST TIME BUY OR INVESTMENT PROPERTY’



IN BRIEF

- Two double bedroom stylish apartment
- Outstanding kitchen/diner/living space
- Bathroom and en-suite
- Ideally situated for Thame High Street



OVERVIEW

- Large open plan living with bay window
- Two double bedrooms
- Full range of integrated appliances
- Family bathroom
- En-suite to main bedroom
- Communal entrance hall
- Private inner hallway with security entry phone
- Communal gardens to rear
- Allocated parking
- Rental yield of approx. 5.2% based on rental income of £1,300 p.c.m

OFFERS OVER: £300,000 LEASEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains electricity, drainage and water

Heating: Electric underfloor heating

Energy Efficiency Rating: Currently D(64) Potential D (67)

Local Authority: South Oxfordshire District Council

Council Tax: C

Floor Plan Pending

LOCATION

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Medieval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

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