

FLAT 5, ODYSSEY, 40 THAME ROAD

HADDENHAM, BUCKINGHAMSHIRE HP17 8EP



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

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

There is 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 2nd bedroom is double in size and has been used as study/sitting room so is 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 has an en-suite bathroom. The upstairs landing is large enough to be used as a study area. There is underfloor 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-street parking.

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

‘A GREAT FIRST TIME BUY OR INVESTMENT’



IN BRIEF

- Large two-storey contemporary apartment
- Two double bedrooms
- Bathroom & shower room
- Ideally situated for Haddenham and Thame Parkway



OVERVIEW

- Security entry system
- Large kitchen with living space
- Two double bedroom
- Full range of appliances
- Communal gardens and bike storage
- Short walk to Haddenham and Thame Parkway
- 119 years left on lease
- NO CHAIN
- Planning permission for balcony 21/03227/APP

GUIDE PRICE: £325,000 LEASEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

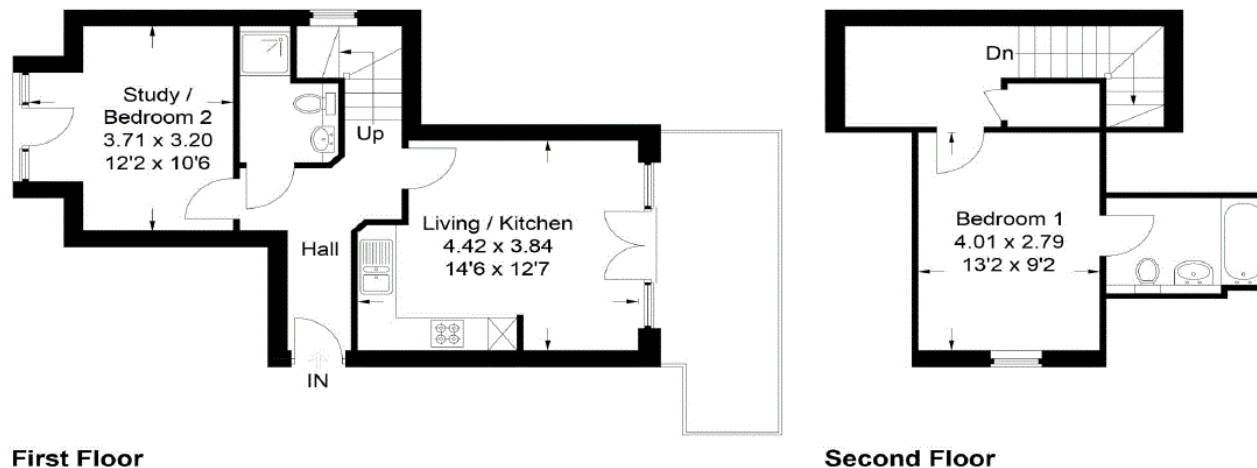
Energy Efficiency Rating: Currently 83 , Potentially 83

Local Authority: Aylesbury Vale District Council

Service Charge: £2,075 pa (as per this year's bills)

Ground Rent: £250 pa

Council Tax: Band C



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 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.

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