



bonners & babingtons

Claremont
Chinnor

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Chinnor
OX39 4FX

Guide Price £285,000

A fabulous 2 double bedroom ground floor apartment with video entry system offering a stylish contemporary interior. The well appointed kitchen/reception room has ample storage with integrated appliances and solid wood flooring, and boasts a superb luxury Grohe bathroom.

Outside there is off road parking.

The apartment is situated just a short walk to the local supermarket, bus stop and nearby shops.

The property also benefits from gas central heating, double glazing and remainder of 10 year building warranty.

Offered chain free.





Location
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams's secondary school in Thame.

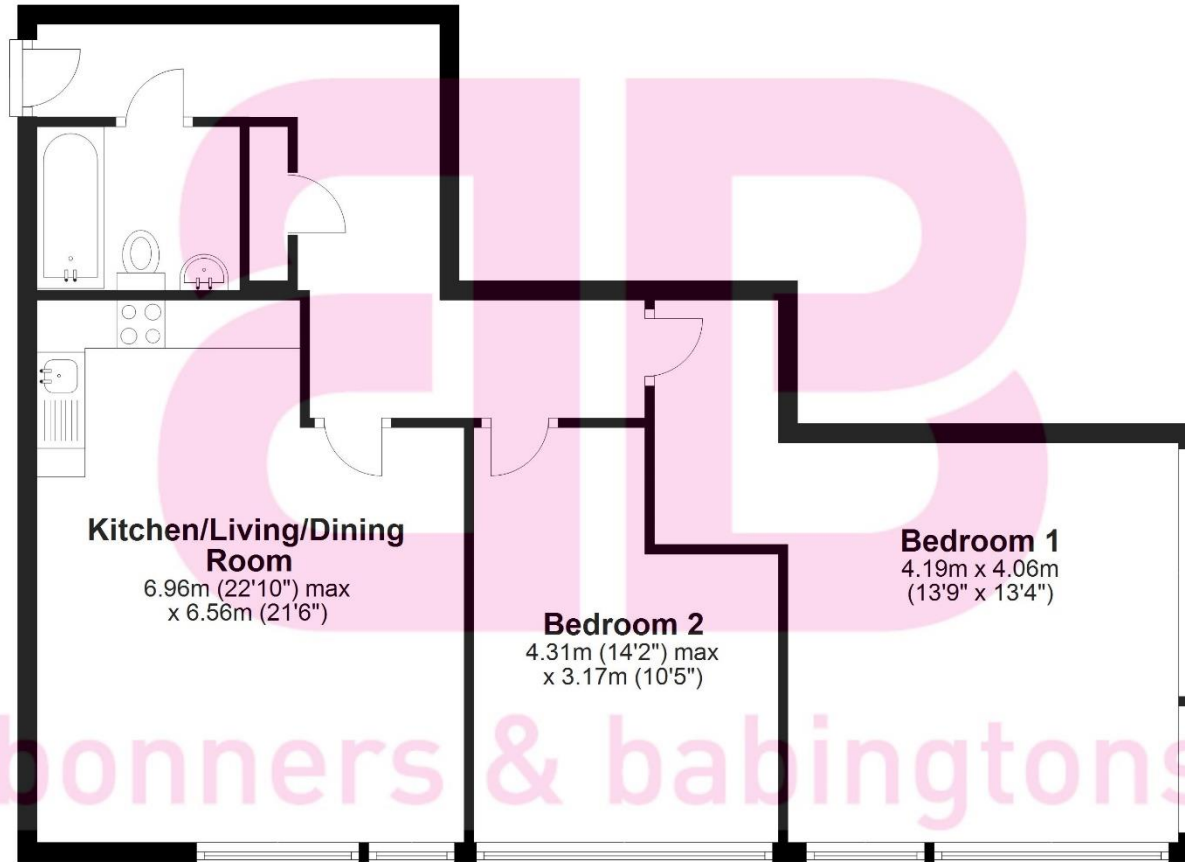


M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 85.5 sq. metres (920.3 sq. feet)



Kitchen/Living/Dining Room

6.96m (22'10") max
x 6.56m (21'6")

Bedroom 1

4.19m x 4.06m
(13'9" x 13'4")

Bedroom 2

4.31m (14'2") max
x 3.17m (10'5")

Total area: approx. 85.5 sq. metres (920.3 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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