



bonners & babingtons

Old Sawmill Place  
Chinnor

# Old Sawmill Place Chinnor OX39 4AW

Guide Price: £290,000

A light and airy modern two bedroom apartment with fabulous views of the Chiltern Hills. Constructed to an extremely high specification by Linden Homes in 2010 with a lease of 986 years remaining.

The accommodation briefly comprises of: a spacious reception hallway with plenty of storage space and security entry system. The reception room is semi open plan to the kitchen, with ample space to relax, dine and entertain friends or simply to gaze at the stunning views. The well appointed kitchen has ample storage units, integrated fridge/freezer, dishwasher and washing machine.

The apartment has two good size double bedrooms, with the master bedroom benefitting from luxury ensuite shower facilities and built in wardrobes. There is also a family bathroom, with bath and overhead shower.

Outside there is private allocated parking with plenty of visitor spaces, bike store and communal gardens.

The property also benefits from gas central heating and UPVC double glazing.

Ground rent is £300 pa, service charge £1200 pa.



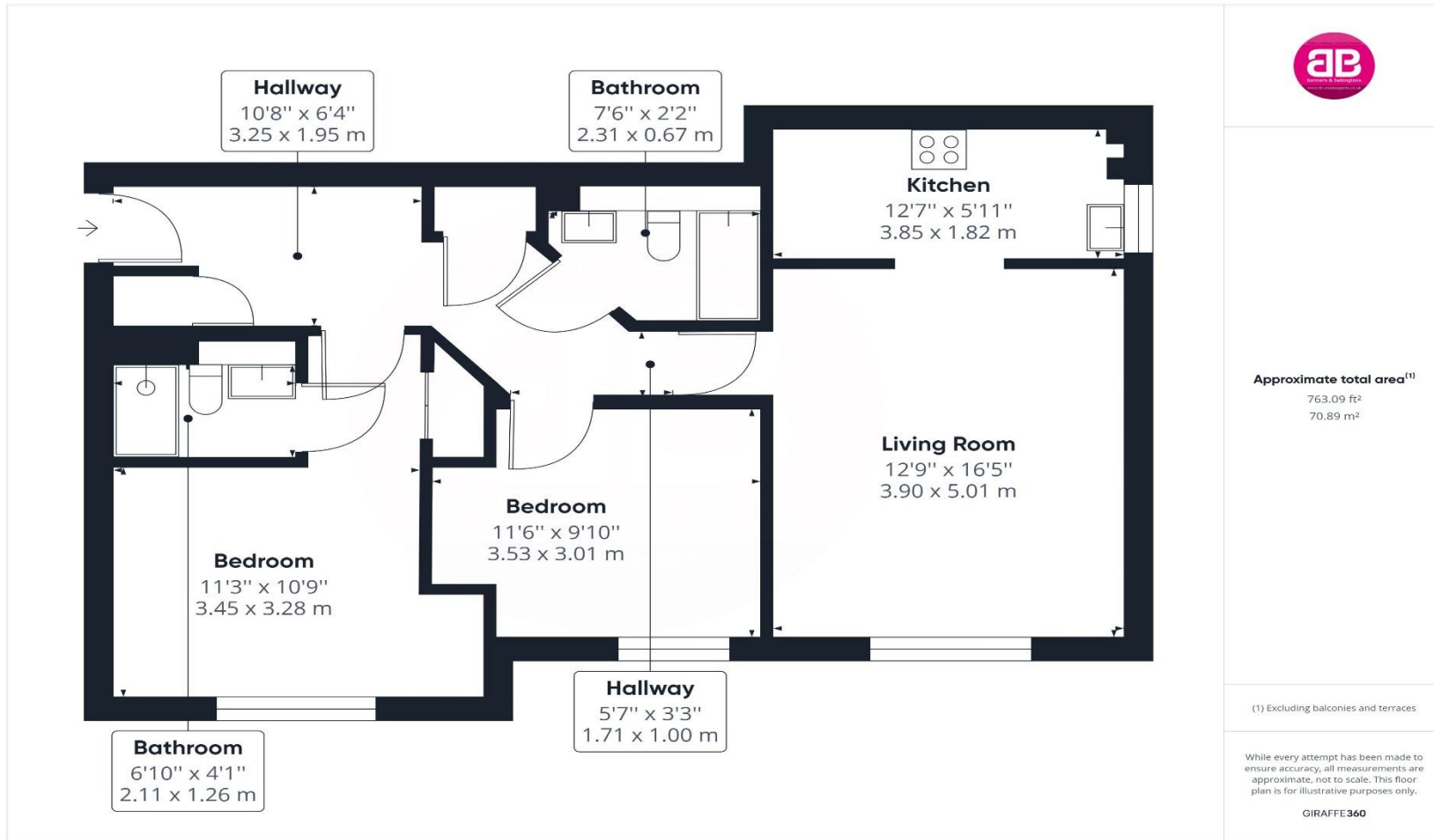


### Location

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).

Lease Length: 986 remaining  
Service Charge: £1,200 PA  
Ground Rent: £300 PA  
Council Tax Band: C  
EPC: Pending



**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

Robert House, 19 Station Road,  
Chinnor, Oxfordshire, OX39 4PU

01844 354554

www.bb-estateagents.co.uk

