



## **Nicholls House, Thame Road, Chinnor, OX39 4QS**

**GUIDE PRICE: £180,000**

- POPULAR VILLAGE LOCATION
- MODERN KITCHEN / LIVING ROOM
- BATHROOM WITH SHOWER OVER BATH
- GOOD SIZED DOUBLE BEDROOM WITH BUILT IN STORAGE
- SECURE GATED CAR PARK
- DOUBLE GLAZED WINDOWS
- IDEAL FIRST TIME OR INVESTMENT BUYER
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

**Office Numbers:**

Chilterns | 01844 354554

Marlow | 01628 333800

Princes Risborough | 01844 343334

Stokenchurch | 01494 485560

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**Head Office Address**

Chilterns Office

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

## Description

An nicely presented, first floor apartment situated within this popular village location. The apartment offers a modern open plan kitchen/reception room with appliances included, a good size double bedroom with built in storage, bathroom with bath, overhead shower and heated towel rail, private parking and entry phone system.

CHAIN FREE

Ideal first time or investment buyer.

Ground rent £125 PA

Service charge £1,195.90 pa

Council tax band A

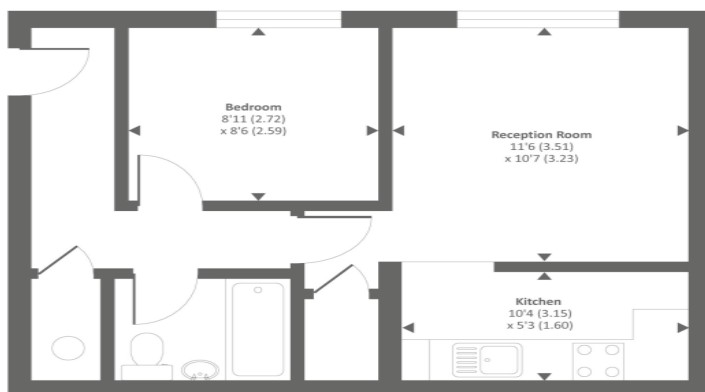
EPC Rating C

Lease 105 years remaining

## 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).



Ground floor

Approx. gross internal floor area 410 SQFT / 38.1 SQM