



bonners & babingtons

Phoenix Court
Thame

Phoenix Court Thame OX9 3HQ

Offers in excess of: £280,000

An immaculately presented 2 bedroom, 2 bathroom ground floor apartment in a modern development offering open plan living and 2 allocated parking spaces, situated close to the Phoenix Trail and within walking distance to Thame's shops, restaurants and amenities. No onward chain.

The property is entered via a communal hallway, offering security and privacy. The apartment itself is bright and airy, with an open plan kitchen/ reception room the heart of the home. There is a large south facing bay window offering plenty of light overlooking the communal garden, space for comfortable seating and an area for dining. The kitchen is tasteful and smart with ample waist and eye level units, integrated fridge/freezer and dishwasher and washing machine also included. The hob and cooker are electric and the sink boasts mixer tap with extendable hose.

Bedroom one is generous in size and benefits from modernised ensuite shower facilities and heated towel rail. The main bathroom has recently been refurbished to a high standard to consist of bath with overhead shower and heated towel rail. Bedroom two is at the front of the property with space for guest bed or study area. There is underfloor heating throughout.

Outside: The property is located centrally within the development, set back from the road and offers quiet and seclusion. There are 2 allocated parking spaces for the property, communal lawned areas and a secure bike storage shed. The popular Phoenix Trail cycle path can be accessed within 100 metres of the property. The trees lining the route can be enjoyed from the apartment.



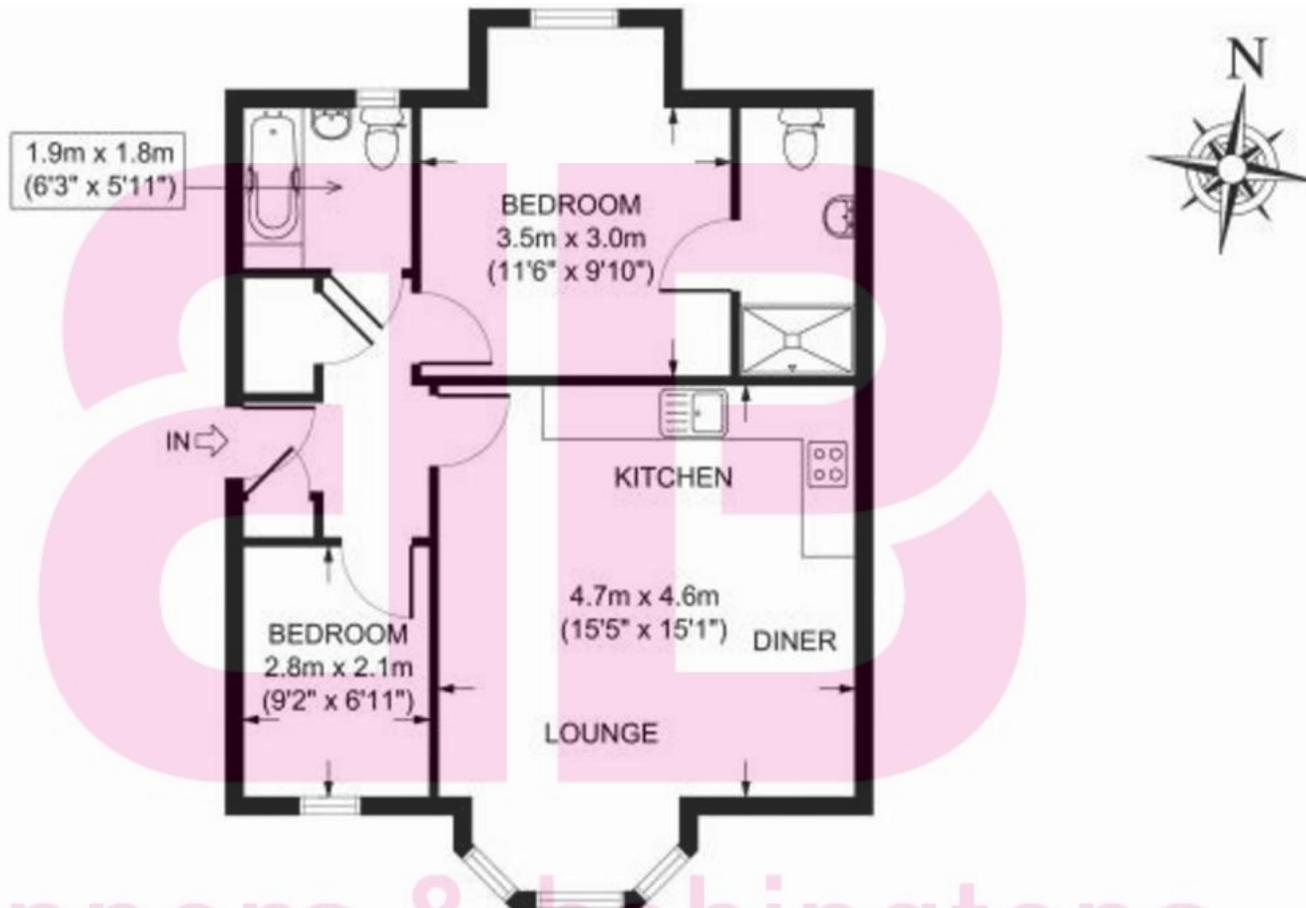


Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. There is a sports centre and local clubs catering for a wide variety of sporting interests. Local education facilities are provided for all ages and include the renowned Lord Williams's School where all church denominations are catered for.

The M40 (junctions 6 and 7) is within 4 1/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.

Tenure: Leasehold
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
105-155	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
105 energy efficient - higher running costs		76	82



APPROX. GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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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