



bonners & babingtons

Swallowtail Road
Chinnor

Swallowtail Road Chinnor OX39 4GQ Guide Price £240,000

A smart and attractive 1 bedroom ground floor maisonette with allocated parking, built only 2 years ago. It offers spacious and contemporary open plan living and boasts its own private rear garden, situated close to local shops and amenities, and nearby to the local nature reserve and fabulous countryside walks.

The apartment enters into a good sized hallway that benefits from two large storage cupboards, perfect for shoes and coats. The generous bedroom is to the left of the hall and has space for large wardrobes and king size bed.

The bathroom is modern and bright with bath and overhead shower and heated towel rail.

The main, light and airy, open plan reception room/kitchen is to the rear of the apartment and is a stylish and contemporary design. There are ample waist and eye level units, gas hob and electric oven, an integrated washing machine, dishwasher and fridge freezer. The reception space has lots of room for comfortable furniture and seating and benefits from French doors out to the rear enclosed garden.

Outside: The garden is laid mainly to lawn and has been improved with a patio area for outdoor dining and socialising. There is a side gate to the shared access path that leads to the front of the property and allocated parking space.

Other notable features; gas central heating and double glazing throughout, remaining NHBC warranty, 996 years remaining on the lease, service charge £1096.78 per annum





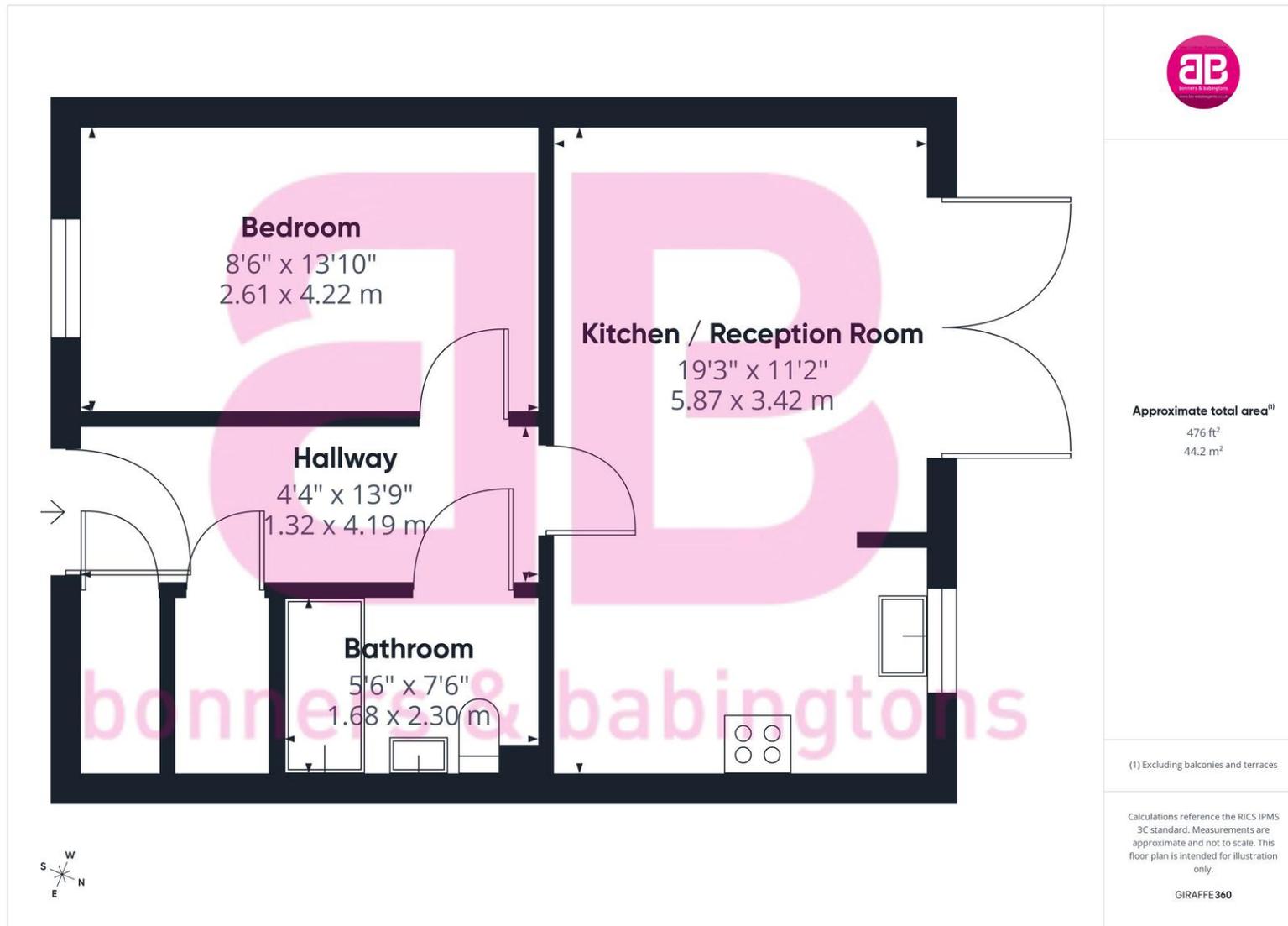
Location
 Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor's surgery, a nursery 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).



Tenure: Leasehold
Council Tax Band: B

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
(92-100)	A	62	62	(10-11)	A	07	04
(81-91)	B			(12-17)	B		
(69-80)	C			(18-27)	C		
(55-68)	D			(28-39)	D		
(39-54)	E			(40-49)	E		
(21-38)	F			(50-59)	F		
(1-20)	G			(60-69)	G		



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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