

FOR SALE



Denbigh Road, Thame

2 Bedrooms, 1 Bathroom, Ground Floor Maisonette

Guide Price £185,000

MARTIN&CO



Key Notes:

- 2 BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING
- COMMUNAL GARDENS
- OPEN TO SECTION 42 LEASE EXTENSION
- COUNCIL TAX BAND: B
- LIGHT AND SPACIOUS
- NO ONWARD CHAIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A well-presented and spacious 2 bedroom ground floor maisonette overlooking a beautiful green. It comes with off street parking and is within close proximity to a convenient footpath which will take you to the centre of Thame.

The property offers a well-appointed modern Kitchen with integrated hob and double oven which opens into an open plan dining and living area offering views of the green outside.

Furthermore, there is a good-sized double bedroom, a further bedroom, modern bathroom and a large storage cupboard with shelves in the hallway.

These properties always prove popular with both buyers and tenants alike. It is worth to note also, that despite having a lease c.51 years, a section 42 notice could be implemented to secure an extended lease on completion. Ask the agent for further details. A mortgage is also possible despite the lease. Inquire to discuss suitability

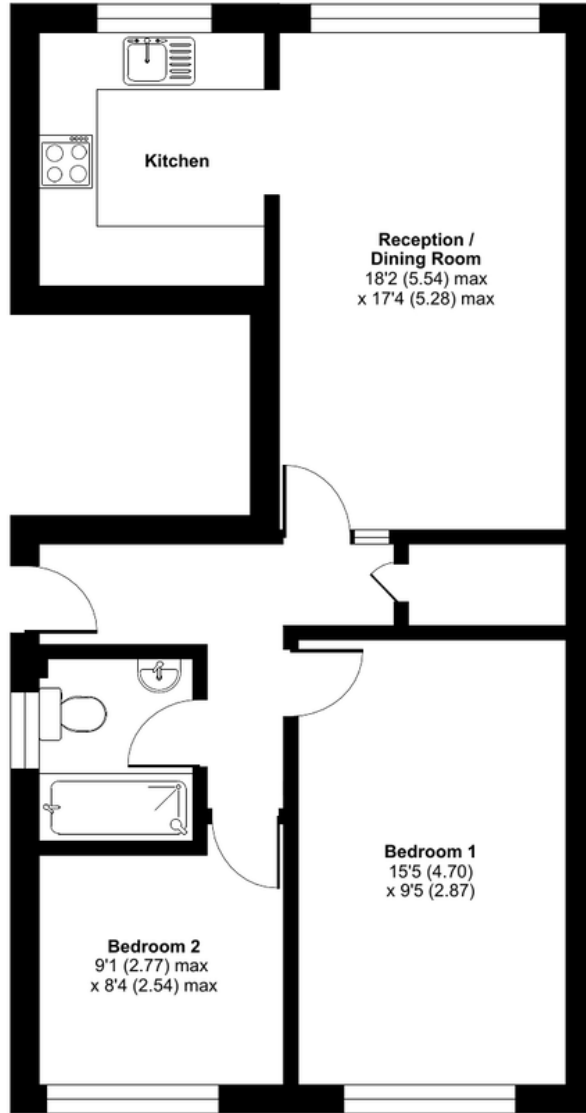
** The ground rent is £35 a year and maintenance fee for 2022/23 was £450



Denbigh Road, Thame, OX9

Approximate Area = 597 sq ft / 55.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023
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