



Apartment 1 Gladys House
Goodson Mews
Thame OX9 3BX

To Let
£875 PCM

RB REASTON BROWN

Newly Converted, Immaculate, Ground Floor Studio Apartment Within Easy Walking Distance of The Town Centre.

Gladys House is a distinct and luxury collection of Twelve 1 and 2 bedrooms and studio apartments situated in the heart of Oxfordshire at the foot of the Chiltern Hills in the idyllic town of Thame. Hand crafted and expertly designed with modern day living in mind; these properties have a carefully considered range of design features with quality and excellence at the core.

Flat 1 is a ground floor studio which bursts of style and sophistication. On entering the property, there is grey luxury laminate flooring with underfloor heating throughout. The properties have individually designed contemporary kitchens. Matching wall and base units with two-toned doors with separate shelving units, integrated Bosch appliances including cooker, induction hob, fridge freezer and washer/dryer. Finishing the studio is a beautiful shower room with rainfall shower and luxury sanitary-ware. Outside is your own patio area.

The property also benefits from double glazed windows, Openreach connection and a video door entry system.

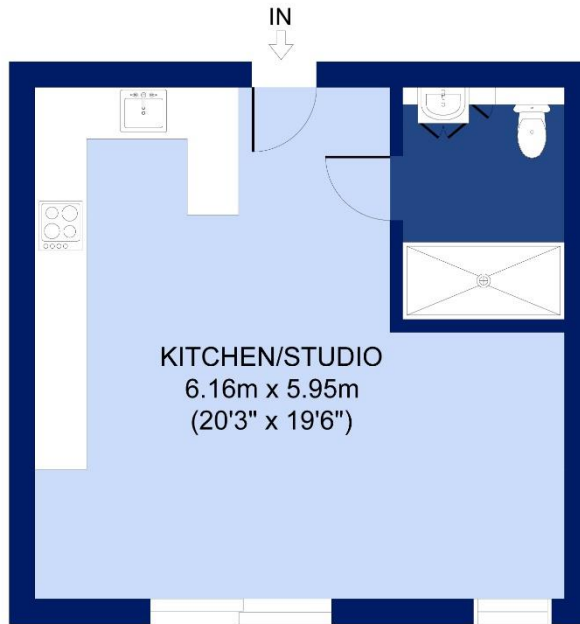
Situation

Thame offers the local community the flexibility to and accessibility, to enjoy their chosen lifestyle whether that is the city life or the countryside lifestyle. The countryside is large part of many residents' lifestyles in and around Thame with the Phoenix route for cyclists, runners, and sport enthusiasts alike. Known for its traditions, Thame holds a weekly trader's market which takes place every Tuesday in the market square and a traditional farmers market takes places on both a Wednesday and Friday, dealing in a wide range of livestock from small heard of sheep to prize winning cattle.

Thame is minutes away from the main Chiltern Line, connecting residents into London Marylebone with a travel time of only 35 minutes and to the midlands. The M40 motorway is also a stone's throw from the market town. There is a regular and reliable local bus service available as well as a national service. The Oxford Tube is a highly used bus service and used by commuters to provide a further direct access into London within an hour. The Gatwick Express provides frequent access to both London Gatwick and London Heathrow.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.





FLAT 1

APPROX. GROSS INTERNAL FLOOR AREA 395 SQ FT / 37 SQ M
GOODSONS INDUSTRIAL MEWS, WELLINGTON STREET, THAME, OX9 3BX (FLAT 1)

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



Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)



Additional Information

EPC: D

Council Tax: TBC

Carpark: One Space per Flat

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown



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