



The Old Coach House, Southern Road,
Thame, Oxfordshire,
OX9 3ED

To Let
£1,300 PCM

RB REASTON BROWN

A Rarely Available Two Bedroom First Floor Apartment With An Allocated Parking Space In A Sought After Location Within Walking Distance Of The Town Centre

Accessed via entryphone into a welcoming lobby a beautiful wide wooden turned staircase takes you to this contemporary first floor apartment overlooking the playing fields. There are two good-sized bedrooms along with a cloakroom with white toilet and washbasin and a bathroom consisting of a bath with shower over and a washbasin. The open plan living area has a modern striking dark gloss kitchen area with electric oven and gas hob, washing/dryer machine and fridge freezer. This large dual aspect room has wide views over the playing fields and the nature reserve beyond. High ceilings and neutral décor gives the feeling of space. Wooden floors to the main areas with gas to radiator heating. Outside is an allocated parking space for one vehicle

EPC Rating = C 70

Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning

bars and restaurants; you could have breakfast at Black Goo, or a pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities and excellent schooling, including a Catholic school, Church of England school and the sought after Lord William secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern

Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages, which have walks, country pubs and beautiful scenery. *The property comprises the following with all dimensions being approximate*







APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQ M
 FLAT 3 THE OLD COACH HOUSE, SOUTHERN ROAD, THAME, OXFORDSHIRE, OX9 2ED

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 is 1 week's rent
 (calculated as monthly rent x 12 ÷ 52)*

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

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

Viewing is Strictly by Appointment through Reaston Brown

DIRECTIONS: From our offices in Thame, proceed down the High Street towards Oxford, turn left at the first mini roundabout just past the Rising Sun, into Southern Road, just before the next roundabout the old coach house will be located on the left.

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