



54B East Street
Thame
Oxfordshire OX9 3JS

Guide Price £375,000

RB REASTON BROWN

A Beautifully Converted Two Bedroomed Ground Floor Apartment With An Ensuite, Courtyard Garden And Allocated Parking, Situated In A Convenient Location Within Walking Distance Of The Town Centre

A beautifully presented and welcoming apartment, ideally located with secure gated access to Park Street.

Approached via a covered entrance, the apartment opens into a polished stone hallway that leads through to a spacious open-plan living and dining area. Featuring solid oak flooring and French windows opening onto a charming gated courtyard garden, this is a perfect space for both relaxing and entertaining. The courtyard also provides direct access to the allocated parking space.

The partly open-plan kitchen enhances the light and airy atmosphere of the living space. Fitted with contemporary blue wall and base units, it comes fully equipped with an integrated fridge freezer, dishwasher, washing machine, eye-level oven, and electric hob with extractor. Marble worktops and a polished stone floor complete this stylish and functional area.

Further along the hallway, the main bathroom is finished to a high standard with a white suite, polished stone flooring, and a shower over the bath. At the end of the hallway are two comfortable, carpeted bedrooms, both with double-glazed sash windows overlooking the front of the building. The principal bedroom includes built-in storage and a fully tiled en-suite shower room with walk-in shower and polished stone floor.

The apartment features solid wood internal doors and gas central heating to radiators throughout.

Externally, the property benefits from an allocated parking space adjacent to the apartment, two additional visitor spaces, and secure gated access to Park Street.

EPC: C Council Tax: C Tenure: Share of Freehold Service Charge £80 PCM

Situation

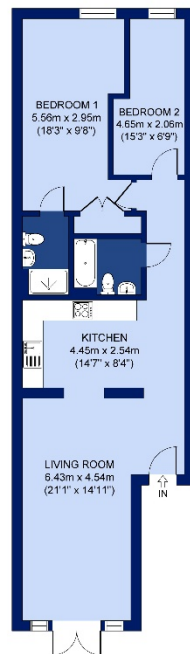
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six 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 Williams 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 through the Chiltern Hills.

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.

Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







GROSS INTERNAL
FLOOR AREA 808 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 SQ M
54B EAST STREET

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.



Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £50 + VAT is charged to cover the cost of this check.

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

