



17 Croft Road, Thame, Oxfordshire, OX9 3JE



17 Croft Road

Quietly tucked away, yet conveniently situated in the heart of this bustling market town and close to all its amenities, this represents a fantastic opportunity to purchase a very well presented and recently modernised, two bedroom, first and second floors duplex apartment set in lovely well-kept communal grounds and with the added benefit of a garage and parking. The property is offered for sale with the added benefit of no onward chain.

Internally, the property is presented in very good decorative order. It benefits from recently refitted kitchen and bathroom and new windows and carpets. The rooms are of a good proportion and a good size, with both bedrooms being double rooms. Additionally, the property benefits from both, a bathroom and a shower room, along with plenty of storage, to include fitted wardrobes in both bedrooms, a large understairs cupboard and large eaves cupboards.

The communal gardens, parking and garaging are located to the rear. The gardens are laid predominately to lawn with beautifully kept flower and shrub borders.

Accommodation

First Floor

Entrance Hall, Sitting/Dining Room, Kitchen, Bedroom 2, Shower Room.

Second Floor

Bedroom 1, Bathroom.

Outside

Communal Grounds, Communal Parking, Garage.



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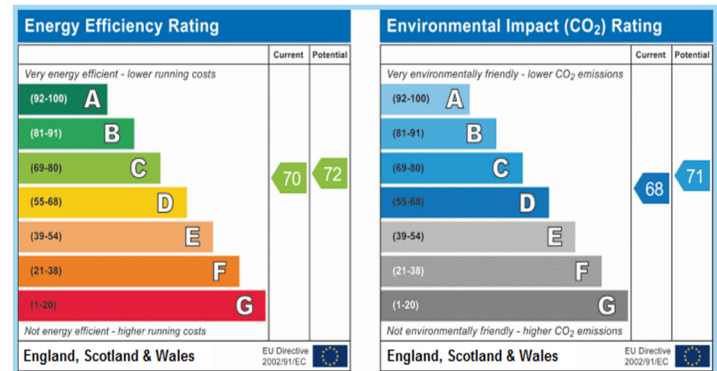


Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire / South Oxfordshire border. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 38 minutes) on the Chiltern Line. There is a good local bus network and the Oxford Tube can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury, a wide variety of high street stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.

More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.



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Directions

From our offices in Thame turn left, heading towards the Town Hall and proceed up High Street into Upper High Street. Continue at the mini-roundabout into Park Street and then Chinnor Road. Turn left into Croft Road and 17 Croft Road will be found on your left, within Westgate Court.

Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 5 miles.

Haddenham and Thame railway station - circa 2 miles.

Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford.

Broadband

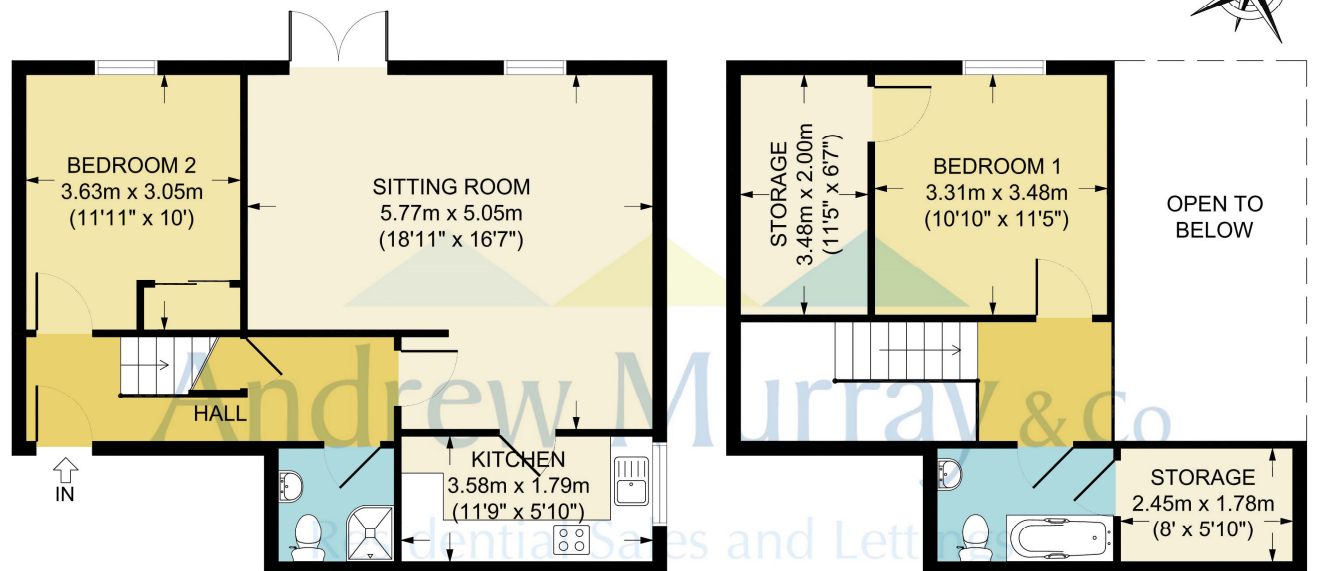
Superfast enabled – Maximum available speed estimated at 76.00 Mbps.

Tenure

Share of Freehold and Leasehold – Approximately 92 years unexpired.

Maintenance Charge

Currently £65 per month.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 603 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 991 SQ FT / 92 SQ M
17 CROFT ROAD OX9 3JE

Services

Mains Electricity, Gas, Water and Drainage.

Local Authority

South Oxfordshire District Council

Tax Band

C

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