



# 20 Cromwell Avenue, Thame, Oxfordshire, OX9 3TD



## 20 Cromwell Avenue

This is a stylish two bedroom, first floor, apartment presented in excellent decorative order throughout, with a light and airy open plan kitchen/sitting room, giving a modern and contemporary feel to the property. With the added benefits of its own private entrance and stairwell and replacement uPVC windows, the property is ready to move into. It also has a single garage, located in a nearby block.

It is situated on the ever popular Lea Park development, within easy reach of the towns varied amenities, and benefits from delightful well-kept communal gardens. Ideal investment property.

## Accommodation

### Ground Floor

Entrance Hall, Stairs.

### First Floor

Kitchen/Sitting Room, Two Bedrooms, Bathroom.

### Outside

Communal Gardens, Garage In Nearby Block.



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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 about 35 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. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French 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 right and head down to the mini-roundabout. Take the second exit into Bell Lane and, at the next roundabout, take the first exit onto the Aylesbury Road. Continue to the ring road and, at the roundabout, take the fourth exit onto the A4129 signposted Princes Risborough. Take the second right turn into Cromwell Avenue and no.20 will be found on your right, just after the turning into Roundhead Drive.

## 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 68.00 Mbps.

## Tenure

Leasehold 51 years unexpired.

## Service Charge

£60 per month.

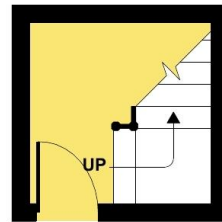
## Ground Rent

£25 per annum.

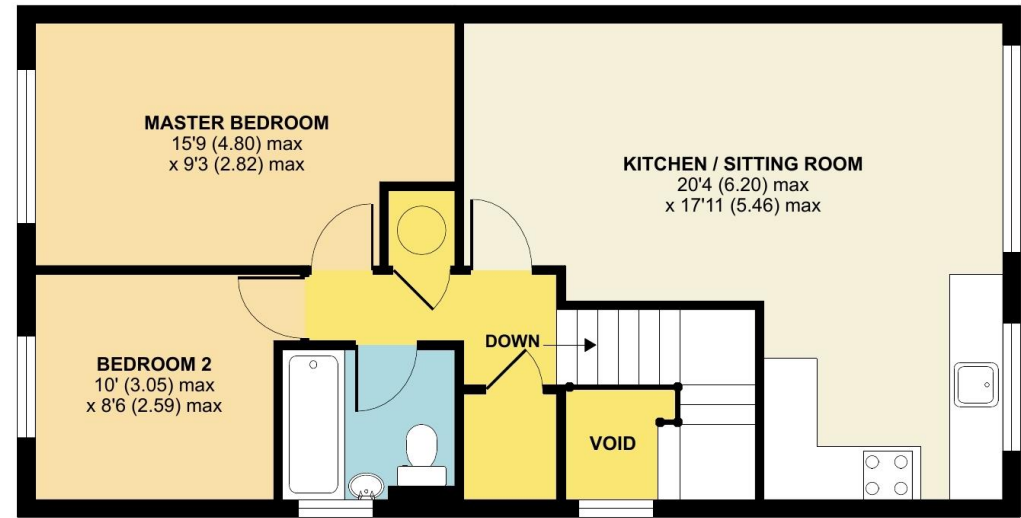
## Cromwell Avenue, Thame

Total = 688 sq ft / 63.9 sq m (Excludes void)

For identification only - Not to scale



**GROUND FLOOR**  
abt 46 SQFT (INTERNAL)



**FIRST FLOOR**  
abt 642 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Murray & Co LTD. REF: 626999



## Services

Mains Electricity, Water and Drainage.

## Local Authority

South Oxfordshire District Council

## Tax Band

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