



9 Pym Walk, Thame, Oxfordshire, OX9 3TA



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Two Bedrooms, Bathroom.

Outside

Communal Gardens, Garage In Nearby Block.

9 Pym Walk

Pleasantly situated on this no through road on the ever-popular Lea Park development and within easy reach of the towns wide-ranging amenities, this is a well presented, ground floor, two bedroom apartment with well-kept communal gardens and a single garage. It benefits from a long lease and is offered for sale with the added benefit of no onward chain.

Upon entering the apartment, via a private entrance door, there is a small hallway with doors to the principal rooms and a large storage cupboard, currently housing the water tank and hot water cylinder. The sitting room is a good size and bright room with outlook to the front. Leading off is a fully fitted kitchen with spaces for a fridge freezer, an oven and a washing machine. There are two bedrooms, one with a range of built-in wardrobes, and a modern bathroom with fitted cupboards.

Outside, there are well-kept communal gardens, with bin store area, and a single garage, located in a nearby block.



9 Pym Walk, Thame, Oxfordshire, OX9 3TA



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.

9 Pym Walk, Thame, Oxfordshire, OX9 3TA

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 (West), and the first right, into Roundhead Drive. Pym Walk is the first turning on your left and no.9 can be found, almost immediately, on your left.

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 109 years unexpired.

Service Charge

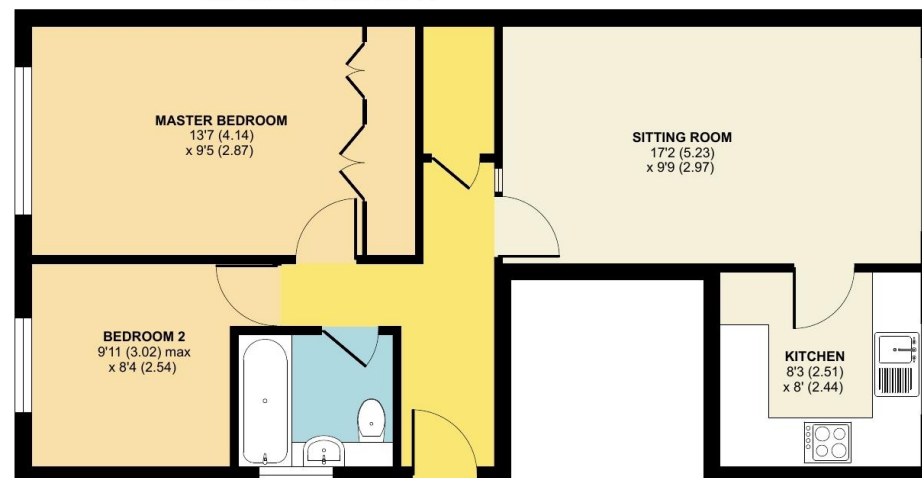
£60 per month.

Ground Rent

£250 per annum.



GARAGE
abt 123 SQFT (INTERNAL)



GROUND FLOOR
abt 583 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Andrew Murray & Co LTD. REF: 866540



Pym Walk, Thame

Approximate Area = 706 sq ft / 66 sq m (includes garage)

For identification only - Not to scale

Services

Mains Electricity, Water and Drainage.

Local Authority

South Oxfordshire District Council

Tax Band

B

Andrew Murray & Co, for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co, has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk